

RESOLUTION NO. 2023-003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SPECIFIC PLAN SP-175-21 (FILE NO. 2021-019), SUBJECT TO CONDITIONS, FOR CONSTRUCTION OF A 3,475-SQUARE FOOT (SF), SINGLE-STORY, SINGLE-FAMILY RESIDENCE WITH A 1,320-SF ATTACHED GARAGE, ON A 55,620-SF (1.277 ACRES) UNDEVELOPED LOT IN THE P-D (PLANNED DEVELOPMENT)/HPD (HILLSIDE PRESERVATION DISTRICT) ZONING DISTRICT AT OHLONE POINT, LOT 5 (APN 022-150-490), AND ADOPTING AN ADDENDUM TO THE HARMONY @ 1 ROBERTS ROAD SUBDIVISION FINAL ENVIRONMENTAL IMPACT REPORT (EIR) CERTIFIED BY THE CITY COUNCIL ON NOVEMBER 13, 2007, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Adam Libert and Maryanna Saenko (“Applicant”).

WHEREAS, an application has been submitted for the construction of a 1,320-square foot (sf), single-story, single-family residence, with a 1,320-sf attached garage, on a 55,620-sf undeveloped lot known as Lot 5 of the Harmony @ 1 subdivision (RSM 139/36-42) (APN 022-150-490), now commonly known as the Ohlone Point subdivision (“Project”); and

WHEREAS, the Project is located in the P-D (Planned Development) Zoning District and requires approval of a specific plan prior to issuance of a building permit pursuant to Pacifica Municipal Code (“PMC”) Section 9-4.2202); and

WHEREAS, a Final environmental impact report (“EIR”) was certified by the Planning Commission on October 15, 2007, and by the City Council on November 13, 2007, pursuant to the California Environmental Quality Act (“CEQA”), for the Harmony @1 Roberts Road Subdivision, State Clearinghouse No. 2006112071 (“Final EIR”); and

WHEREAS, the application proposes certain modifications to the project analyzed in the Final EIR; and

WHEREAS, an addendum to the Final EIR has been prepared pursuant to CEQA Guidelines Section 15164, to analyze all potential environmental impacts of the Project as modified from the project reviewed in the Final EIR; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on January 17, 2023, 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 Planning Commission of the City of Pacifica as follows:

1. The above recitals are true and correct and material to this Resolution.
2. In making its findings, the Planning Commission relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica considered the Addendum with the Harmony @ 1 Roberts Road Subdivision Final EIR (“Final EIR”)

certified by the Planning Commission on October 15, 2007, and by the City Council on November 13, 2007, and does hereby approve the Addendum to the Final EIR prepared pursuant to CEQA Guidelines 15164, and makes the following findings:

The conditions for the need to prepare a subsequent EIR are not present for this project per CEQA Guideline Section 15162 and 15164:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

This condition is not present. The project varies in only one respect as contemplated by the Final EIR, which is the siting of the building outside of the previously analyzed building envelope. However, the analysis in the Addendum demonstrates that this does not result in a new significant environmental effect or a substantial increase in the severity of the previously identified significant effects.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

This condition is not present. The circumstances under which the project is undertaken has not changed, as the only change is the siting of the building outside of the previously analyzed building envelope. Subdivision improvements, in particular large-scale grading and construction of the access road, have been completed as contemplated in the Final EIR and the Ohlone Point subdivision is ready for construction of single-family residences on each individual lot. The analysis in the Addendum demonstrates that the siting of the building outside of the previously analyzed building envelope does not result in a new significant environmental effect or a substantial increase in the severity of the previously identified significant effects.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

None of these conditions are present. The Addendum did not identify any significant effects not discussed in the Final EIR. None of the significant effects previously identified would be made more substantially severe by virtue of the project. In addition, with respect to mitigation measures, no new and/or different mitigation measures or alternatives were identified that would reduce one or more significant effects. Thus, no subsequent EIR is required for the Project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Specific Plan SP-175-21:

- (a) *That the specific plan is consistent with the approved development plan.*

An approved development plan contains a list of approved uses for an area with P-D zoning. The approved uses in a development plan are then implemented with approval of one or more specific plans which specify the site layout, architectural design, and other detailed parameters of individual projects proposed for construction.

The City Council adopted Ordinance No. 755-C.S. approving Development Plan DP-70-07 for the Ohlone Point subdivision on November 26, 2007. Development Plan DP-70-07 authorizes development of single-family residences within the subdivision. The project proposes one single-family residence on the site. Therefore, staff recommends that the Planning Commission find the proposed project consistent with the approved development plan for the site.

- (b) *That the specific plan is consistent with the City's adopted Design Guidelines*

The proposed project, as conditioned, is consistent with the City's adopted Design Guidelines. Major areas of project consistency with the Design Guidelines include the following (Design Guidelines guidance followed by discussion):

SITE PLANNING

- a. *Site Improvements. Locate site improvements such as buildings, parking areas, and walkways to take advantage of desirable site features. For example, existing healthy trees and distinctive berms or rock outcroppings should be incorporated into site design. Buildings should be oriented to capitalize on views of hills and ocean.*

Site improvements should be designed to work with site features, not against them. Lot grading should be minimized and disruption of natural features such as trees, ground forms, rocks, and water courses should be avoided.

The proposed building is oriented to take advantage of the views of the Pacific Ocean in the westerly direction. The site design follows along the natural topography of the site and the building is located to avoid the steeper areas on the site. The project proposes to remove one of over a dozen existing trees, the tree proposes for removal is a 6" pine that does not meet the definition of a heritage or protected tree.

Furthermore, despite the relatively large 4,795-sf proposed building area, a proportionately small amount of grading of approximately 1,680 cubic yards would be associated with the project. Thus, in staff's assessment, this Design Guideline is satisfied.

- b. Building Location. *Buildings should be sited to consider shadows, changing climatic conditions, the potential for passive or active solar energy, safety, and privacy of adjacent outdoor spaces.*

Building placement should take into account potential impacts on adjacent property. Existing views, privacy, and solar access of surrounding properties should be preserved whenever possible.

The applicant has proposed a building featuring large, naturally illuminated areas utilizing daylight, and roof mounted solar panels. The project proposes a low lying building with deep setbacks from adjacent properties. The project does not impact privacy, existing views, and solar access of surrounding properties, as the nearest development is located approximately 850 feet to the northwest on the other side of Roberts Road (223 Roberts Road). Therefore, staff finds that the project would not impact adjacent structures or properties with respect to existing views, privacy and solar access of surrounding properties.

- c. 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.*

The project proposes outdoor lighting consisting of LED strip door head lights mounted under roof canopy and above exterior doors on the building facades, as shown in the project plans (Sheet A7, Attachment B). Additionally, the project proposes exterior lighting, along the walkway. All proposed fixtures would be downward lighting and, thus, unlikely to cause glare for the occupants or neighboring properties. The areas illuminated with the proposed exterior lighting, being those areas immediately surrounding the proposed building, are also the areas to be most frequently utilized by project occupants. Therefore, the proposed lighting would also enhance safety and security of the project occupants and visitors to the site. Accordingly, staff finds that the exterior lighting is subdued, and enhances building design and safety and security.

- d. Screening. *Exterior trash and storage areas, service yards, landing docks and ramps, electrical utility boxes, etc., should be screened from view of all nearby streets and adjacent structures in a manner that is compatible with building and site design. Such facilities should be conveniently located, but must not interfere with the circulation and parking on the site.*

The trash storage area for the residence is not identified on the submitted project materials. Staff recommends a condition of approval stating that trash receptacles be stored within the proposed attached garage or if the applicant chooses to store the trash receptacles outdoors, then they must be screened to the stratification of the Planning Director. Thus, staff finds that this Design Guideline is satisfied.

- e. *Parking. The visual impact of parking areas should be minimized when appropriate to the site by locating parking areas to the rear or side of the property, rather than along street frontages. Ample landscaping should be used to help screen parking areas from both exterior and interior views.*

The proposed attached garage will be located facing the entrance to the site from Ohlone Drive. However, the garage is at a setback of approximately 84'-4" feet from the front property line at its nearest point; this factor in combination with the proposed green roof and garage doors will create a pleasing design that will serve to mitigate visual impacts.

The garage would meet the requirements for a hidden garage within the approved Ohlone Point architectural review guidelines because the garage would be located on the interior side of project site and visible only from within the Ohlone Point subdivision. Furthermore, the garage would be excavated into the existing grade of the project site, would have retaining walls on two sides with the main building on a third side, and would leave only the garage door exposed to the interior of the Ohlone Point subdivision.

BUILDING DESIGN

- f. *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 surrounding 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.

The vicinity of the subject site is largely undeveloped. The only approved developments within the subdivision are a two-story single-family residence and a single-story single-family residence, both under construction. The proposed project would be consistent with the scale of the site and the other approved developments in the neighborhood.

Moreover, the proposed building draws upon the Architectural Review Guidelines for Ohlone Point, approved by the City of Pacifica on February 2, 2021. These guidelines would serve as the framework for future developments within the subdivision, which would ensure compatibility of scale between buildings in the neighborhood.

- g. *Materials. Compatibility of materials is an essential ingredient in design quality. In areas with either historic or architecturally significant structures, the use of similar exterior construction materials should be used in new construction in order to maintain neighborhood character. Consistency and congruity of materials and design elements on individual structures is also important.*

The proposed building incorporates cedar siding, board formed concrete and glass windows. The roof will contain a solar array and gravel. In staff's assessment, these materials appear compatible with each other in the modern design of the proposed building, consistent with the requirements of this Design Guideline. The project's consistency with the Ohlone Point subdivision architectural review guidelines, and the requirement for all future development within this subdivision to be consistent with the same, will also ensure compatibility, consistency, and congruity of the materials used in this and all other proposed development within the Ohlone Point subdivision.

- h. *Color. Building color should be compatible with the neighborhood and should reinforce and complement the visual character of the building's environment. Multiple colors applied to a single building should relate to changes of material or form.*

As indicated above, the vicinity of the subject is largely undeveloped except for a two-story single-family residence and single-story single-family residence, which are both under construction. This building features predominantly neutral colors. The predominant colors in the proposed building are shades of earth tones in the cedar siding with a natural finish and the board formed concrete, color DAVIS #5447 Mesa Bluff, which is a shade of brown. The neighborhood character as it develops would be shaped by the Architectural Review Guidelines for Ohlone Point, approved by the City of Pacifica on February 2, 2021, which permit off-white colors with a Light Reflectance Value (LRV) of no more than 79, which, according to these guidelines, should be used in combination with darker materials and colors, and "should not be the dominant color in the overall architectural color palette." Davis Colors has a Solar Reflection value of Mesa Bluff, colored concrete of 41, an LRV value is not available. The dominant colors in the proposed building are shades of earth tones used on the exterior walls.

- i. *Consistency. There should be architectural consistency among all building elevations. All elevations need not be identical, but a sense of overall design continuity must occur. Window treatment and trim, for example, should be carried out around the entire building, not just on the most visible sides.*

The proposed building is architecturally consistent on all four elevations. The proposed building contains windows on all sides and uses the proposed materials throughout all sides.

LANDSCAPING

- j. *Amount and Variety. Applicants are encouraged to exceed the minimum amount of landscaping required by the zoning ordinance and landscaping plans should incorporate a variety of plant species. The amount, scale, and nature of landscape materials should be appropriate to the site and/or structure. Large-scale buildings should be complemented by large-scale landscaping. Development along major streets should also include large scale trees.*

The project proposes to relandscape areas that will be graded for the construction of the proposed residences. The landscaping will include restoration of native grassland and coast live oak trees, as well as removal of invasive species. The rest of the site will be

maintained as is. The choice of species was reviewed by Simon Phillip, Licensed Landscape Architect, with Seven Spring Studio (Attachment G) to ensure the plantings are California native and are not on the California Invasive Plant Inventory.

WATER CONSERVATION POLICY AND LANDSCAPE DESIGN GUIDELINES FOR NEW DEVELOPMENT

- k. *Planting Design: The combined turf and water area shall be limited to 25 percent of landscaped areas for landscapes over 1,000 square feet. The limit is intended to allow larger turf grass areas in small backyards typical of townhouse types of residential developments. This will reduce water needs and evaporation losses.[...] Groundcover other than turf shall be used on all slopes exceeding 10 percent. Model homes shall demonstrate low water: using plants and a maximum of 25 percent turf area.*

The proposed does not propose any turf or water areas within the landscape areas of the site. Additionally, new construction project with a total landscape area greater than 500 sq. ft. are required to comply with the State Model Water Efficient Landscape Ordinance (MWELo). The applicant proposes to use tree bubblers and drip irrigation for the landscape areas. Therefore, staff has included a condition of approval requiring the applicant to demonstrate compliance with the MWELo requirements for single family residential projects, prior to building permit issuance.

HILLSIDE DEVELOPMENT

- l. *Excavation. Large amounts of cut and/or fill are unattractive on hillsides and can have a detrimental impact on the immediate and surrounding environment.*
 - (a) Structures should relate to and follow site topography to work with the slope, not against it.*
 - (b) Whenever feasible, buildings and roads should be sited to align with existing contours of the land.*
 - (c) Retaining walls should be avoided or, if necessary, their height should be reduced to the minimum feasible.*
 - (d) Avoid one-level solutions which would result in excessive lot coverage and more disruption of the site. Multi-level structures which step down the slope can help to minimize cut and fill.*

The project proposes 1,640 cubic yards of cut and 40 cubic yards of fill on site. Grading on the site will occur to prepare the site for the construction of the proposed residence with the attached garage, and associated improvements.

The proposed building and attached garage are aligned with the site contours, as feasible. Retaining walls are located on both sides of the driveway, to the east and rear of the building and would be shielded from prominent views from the west of the site and Ohlone Drive.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica hereby approves Specific Plan SP-175-21 for the construction of a 3,475-sf, single story, single-family residence, with a 1,320-sf attached garage, on a 55,620-sf undeveloped lot in the P-D (Planned Development)/HPD (Hillside Preservation District) Zoning District at Ohlone point, Lot 5 (APN 022-150-490), subject to conditions of approval included as Exhibit A to this resolution.

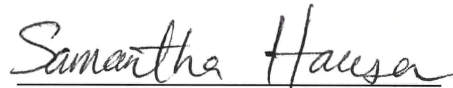
* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 17th day of January 2023.

AYES, Commissioners: Ferguson, Goodwin, Leal, Hauser, Wright
NOES, Commissioners: None
ABSENT, Commissioners: Berman
ABSTAIN, Commissioners: None

Samantha Hauser, Vice Chair
ATTEST:


Christian Murdock, Planning Director



APPROVED AS TO FORM:



Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Specific Plan SP-175-21, for construction of the construction of a 3,475-square foot (sf), single-story, single-family residence, with a 1,320-sf attached garage, on a 55,620-sf undeveloped lot in the P-D (Planned Development) Zoning District at Ohlone Point, Lot 5 (APN 022-150-490)

Planning Commission Meeting of January 17, 2023

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled "Saenko Libert Lot 5 Ohlone Drive" received by the City of Pacifica, dated February 3, 2022, except as modified by the following conditions.
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 Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director 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. The approval letter issued by the City and all conditions of approval attached thereto shall be included as plan sheets within all plan sets submitted to the City as part of any building permit application.
4. The project shall comply with all applicable conditions of approval from the Ohlone Point Subdivision, letter dated November 27, 2007, including, but not limited to, Condition No. 27 that reads 'As proposed by the applicant, all the new buildings shall be designed and constructed to attain all necessary points to achieve LEED certification and shall seek to obtain a Gold standard whenever possible.'
5. The project shall not exceed 27.52 percent of lot area in buildings, pavement, and grading or (15,306 sq. ft. total coverage), except for recreation facilities and active recreation areas which can be utilized by all residents of the development. Applicant shall demonstrate compliance with this condition of approval prior to issuance of a building permit.
6. Prior to the issuance of a building permit, Applicant shall submit a final landscape plan for approval by the Planning Director and City approved certified biologist. All landscaping shall be installed consistent with the final landscape plan prior to issuance of a certificate of occupancy.
7. Landscaping on the site shall be adequately maintained in a healthful condition and replaced when necessary by the property owner.
8. Prior to issuance of a building permit, Applicant shall demonstrate compliance with the MWELO requirements for single-family residential projects. Consult MWELO Guidebook & Ordinance –

California Department of Water Resources. www.water.ca.gov/Programs/Water-Use-And-Efficiency

9. Prior to issuance of a building permit, Applicant shall submit a detailed on-site exterior lighting plan for review and approval by the Planning Director. The plan comply with any applicable standards of the Ohlone Point covenants, conditions, and restrictions (CC&Rs) and Ohlone Point architectural review guidelines, and shall indicate fixture design (architecturally integrated with the building style, materials and colors), illumination designed to minimize glare (photometric plan), location, height, and method of shielding.
10. DELETED BY PLANNING COMMISSION
11. The project shall include low-intensity illumination. All light fixtures shall be LED fixtures.
12. The rainwater harvesting system shall be maintained for collection, retention and re-use of water for gardens and landscaping.
13. No wastewater (including equipment cleaning wash water, vehicle wash water, cooling water, air conditioner condensate, and floor cleaning washwater) shall be discharged to the storm drain system, the street or gutter.
14. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever possible.
15. Prior to the issuance of a building permit, Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights. All roof equipment shall be screened to the Planning Director's satisfaction.
16. All transformers, HVAC units, backflow preventers and other ground-mounted utility equipment shall be shown on the landscape and irrigation plans and shall be located out of public view and/or adequately screened through the use or combination of walls or fencing, berming, painting, and/or landscaping, to the satisfaction of the Planning Director.
17. All trash and recycling materials, if stored outdoors, shall be fully contained, and screened from public view within an approved enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Recology of the Coast. Trash enclosure and dumpster areas shall be covered and protected from roof and surface drainage. Prior to the issuance of a building permit, Applicant shall provide construction details of any required enclosure for review and approval by the Planning Director.
18. All vents, gutters, downspouts, flashing, and conduits shall be painted to match the colors of adjacent building surfaces. In addition, any mechanical or other equipment such as HVAC attached to or protruding from the building shall be appropriately housed and/or screened to the Planning Director's satisfaction.

19. Prior to issuance of a building permit, Applicant shall demonstrate compliance with PMC Chapter 12 Tree Preservation and must obtain any necessary permits.
20. 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.
21. Prior to issuance of a building permit, Applicant shall clearly indicate compliance with the recommendations in the Geotechnical Report, revision date January 18, 2022.
22. Applicant/Property Owner shall always keep the property in a clean and sanitary condition, 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.
23. The applicant shall comply with all Mitigation Measures of the Mitigation Monitoring and Reporting Program ("MMRP") of the "Harmony @ 1 Roberts Road Subdivision Final Environmental Impact Report," CEQA Clearinghouse No. 2006112072, certified by the Planning Commission on October 15, 2007, and by the City Council on November 13, 2007, and attached hereto as Exhibit D to this Resolution, except as follows:
 - a. The Project may deviate from the building footprint identified in the Preliminary Grading Plan of the Draft EIR as originally required by Mitigation Measure AES-1, and shall be allowed to construct the Project within the footprint identified in the Project plans entitled "Saenko Libert Lot 5 Ohlone Drive" received by the City of Pacifica, dated February 3, 2022.
24. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
25. 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 of the Planning Department

26. The project requires review and approval of a building permit by the Building Official. Applicant shall apply for and receive approval of a building permit prior to commencing any construction or demolition activity.
27. A grading permit is required per the Pacifica Municipal Code prior to commencement of grading; a haul route must be approved by the City Engineer prior to issuance of a grading permit.

Engineering Division of Public Works Department

28. 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.
29. Before construction can begin, a seasonally-appropriate erosion control plan must be approved by the City Engineer showing how mud or other contaminants will be prevented from being tracked into the street or washed into the storm drain system.
30. A Grading Permit is required per the Pacifica Municipal Code; a haul route must be approved in advance by the City Engineer.
31. The following notes are required to be prominently shown on the plans:
 - a. "Streets and sidewalks shall be maintained clear of construction materials and debris at all times. Daily cleanup will be enforced."
 - b. "Construction equipment or vehicles must not be parked on the street overnight."
 - c. "Holes or trenches in "public" areas (outside of the individual parcel) must be backfilled before leaving each night unless written permission is provided by the City Engineer, which must be requested at least 24 hours in advance. No open holes or trenches may be left without being adequately protected to prevent persons or vehicles from entering them."
 - d. "Lighted barricades must be placed at obstructions or other hazards in "public" areas at night."
 - e. "All recorded survey points shall be protected and preserved. If any survey points are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to completion of the building permit."
 - f. "Existing curb and sidewalk adjacent to this parcel's 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."
 - g. "Any damage to public or private property - whether adjacent to subject parcel 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."

32. The Harmony@1 subdivision project was approved with individual detention systems for each home site, and these systems were to be hard-piped into the project storm drain system. A portion of the proposed driveways drains across the sidewalk at the driveway approach. The plans must show how this run-off will be prevented from flowing across the sidewalk. In order to convey storm run-off into the street, under-sidewalk drainage must be installed per City Standard Detail #104. A portion of new sidewalk must be removed by saw-cutting along the back of curb and existing score lines or an expansion joint.
33. Applicant shall install new driveway approach and must be ADA compliant with no more than 2% cross slope for a width of at least 48 inches. The transition from 2% out-slope to the in-slope driveway shall be sufficiently gradual to avoid vehicles to contact the pavement at the grade breaks.

Wastewater Department

34. Prior to issuance of building permit, Applicant shall submit materials demonstrating the location and size of sewer laterals, appurtenances, and method of compliance with Wastewater Department standards and specifications.

North County Fire Authority

35. Fire sprinkler system is required. Submit plans to NCFCA under separate fire permit.
36. Provide fire flow information per CFC, Appendix B.
37. Illuminated address identification is required.
38. Utility identification is required.
39. Doors shall be easily openable in one motion without special knowledge, key or effort per CBC. Use of thumb operated deadbolts prohibited unless integrated with latch.

*** END OF CONDITIONS ***

EXHIBIT B

ADDENDUM TO THE "HARMONY @ 1 ROBERTS ROAD SUBDIVISION FINAL ENVIRONMENTAL IMPACT REPORT," CEQA CLEARINGHOUSE NO. 2006112072, CERTIFIED BY THE PLANNING COMMISSION ON OCTOBER 15, 2007, AND BY THE CITY COUNCIL ON NOVEMBER 13, 2007

EXHIBIT C

**MITIGATION MONITORING AND REPORTING PROGRAM (“MMRP”) OF THE
“HARMONY @ 1 ROBERTS ROAD SUBDIVISION FINAL ENVIRONMENTAL IMPACT
REPORT,” CEQA CLEARINGHOUSE NO. 2006112072, CERTIFIED BY THE PLANNING
COMMISSION ON OCTOBER 15, 2007, AND BY THE CITY COUNCIL ON NOVEMBER 13,
2007.**

