

RESOLUTION NO. 2019-006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SPECIFIC PLAN SP-166-17 (FILE NO. 2017-033), SUBJECT TO CONDITIONS, FOR CONSTRUCTION OF A 3,643 SQUARE FOOT (SF), THREE-STORY, SINGLE-FAMILY RESIDENCE, INCLUDING A 627-SF GARAGE, ON A 5,618-SF VACANT LOT IN THE P-D (PLANNED DEVELOPMENT) ZONING DISTRICT AT 327 BEAUMONT BOULEVARD (APN 009-037-470), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Derek Vinh ("Applicant").

WHEREAS, an application has been submitted for the construction of a 3,643 square foot (sf), three-story, single-family residence, inclusive of a 627-sf garage, on a 5,618-sf vacant lot at 327 Beaumont Boulevard (APN 009-037-470); 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 because development in the P-D district must demonstrate proper orientation, desirable design character, and compatible land uses (Pacifica Municipal Code (PMC) Section 9-4.2202; and

WHEREAS, the Planning Commission held a public hearing on the project on June 4, 2018 and continued it to June 18, 2018 and subsequently to July 16, 2018 to afford the Applicant more time to address certain items of interest to the Planning Commission., identified at the public hearing on June 4, 2018; and

WHEREAS, the two items of interest to the Planning Commission included the proposed removal of two heritage trees at the northeastern boundary of the project site, and the impact of the project development on the hillside on which it is located cumulatively with other similar projects under development or previously approved on the same hillside due to the hillside's steep topography; and

WHEREAS, on July 16, 2018, the Planning Commission continued the hearing to a date to be determined, upon staff recommendation, because of the uncertain timing of the Applicant's submittal; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on March 4, 2019, 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 does hereby make the finding that the project qualifies for a Class 3 exemption under CEQA. Guidelines Section 15303(a), as described below, applies to the project:

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to:

(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

The subject proposal to construct a single-family residence fits within the scope of a Class 3 categorical exemption. Specifically, the project (1) includes one single-family residence; (2) is located in an area where the Pacifica Municipal Code authorizes single-family residential uses; and, (3) will be undertaken within an urbanized area.

All areas within the City Limits of the City of Pacifica qualify as an urbanized area for the purposes of CEQA pursuant Public Resources Code Section 21071 because (1) Pacifica is an incorporated city; (2) Pacifica had a population of 37,234 persons as of the 2010 U.S. Census; and, (3) the population of Pacifica combined with the contiguous incorporated city of Daly City (population 101,123 persons as of the 2010 U.S. Census) equals at least 100,000 persons. For the foregoing reasons, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines.

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 residential neighborhood, and is not in an environmentally sensitive area, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies. Therefore, the project would not have a significant impact on the environment.

- 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 involves construction of a new single-family residence within a substantially developed residential neighborhood and staff is aware of no evidence of similar projects in the area causing a significant impact on the environment either alone or cumulatively with other projects in the vicinity.

- 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 fits within the development pattern in this area. There is no evidence to indicate the site has any value as critical habitat. Therefore, there are no unusual circumstances applicable to the project.

- 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.

The provisions of subsections (d) through (f) are not applicable to this project.

Because the project is consistent with the requirements for a Class 3 exemption and none of the exceptions to applying an exemption in Section 15300.2 apply; therefore, 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 Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Specific Plan SP-166-17:

- (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 project site is located within the Fairmont Unit No. 2C development area. However, due to the age of this development City staff was unable to locate the original development plan for the neighborhood. The Planning Commission has inferred from the type and pattern of development observed throughout the neighborhood that a detached, single-family residence of the type proposed with this project is consistent with the approved development plan for the area. No uses other than detached, single-family residential uses are present in this neighborhood. Therefore, the Planning Commission finds the proposed project consistent with the approved development for the site.

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

The project is consistent with the City's adopted Design Guidelines. Major areas of Design Guidelines relevant to the project are Site Planning, Building Design, and Landscaping, and Excavation as discussed below:

SITE PLANNING

i. Site Improvements. Locate site improvements such as buildings, parking areas and walkways to take advantage of desirable features [...] Lot grading should be minimized and disruption of natural features such as trees, ground forms, rocks and water courses should be avoided.

The project proposes to construct a three story building with a mezzanine level set into a steep hillside with retaining walls to both side and the rear of the building. As indicated above, the applicant has revised its plans for the retaining wall to rear of the building from the initial proposal, which reduces grading to the rear of the property.

It is possible some remedial grading may be needed on the site which may not be directly related to construction of the proposed single-family residence. The 'Soil and Foundation Investigation' report, prepared by Frank Lee and Associates, dated August 8, 2016, for the

project notes the existence of some undocumented fill in the upper portion of the project site although the extent and location of this fill is not mapped at this time. In the event that it is necessary to stabilize the slopes in the upper portion of the site by performing additional grading, the extent of such grading should be minimized and the existing slope should be restored with engineered fill to the maximum extent practicable. A draft condition of approval has been included to address this issue.

ii. Building Location. [...] Building placement should take into account potential impacts of adjacent properties. Existing views, privacy and solar access of surrounding properties should be preserved wherever possible.

Development surrounding the subject site includes a single-family residence on the adjacent lot to the southeast, a single-family residence on higher elevation to the northeast, and single-family residence across Beaumont Boulevard to the southwest. The lot adjacent to the subject property to its northwest is vacant. A building permit was issued for a residence on the 325 Beaumont Boulevard site on June 6, 2016, which expired but which the Building Official recently restored on October 18, 2018, with a new expiration date of July 2, 2019. The Planning Commission's analysis of the potential impact of the project on adjacent properties took into account the approved building permit plans for 325 Beaumont Boulevard because of its proximity to the project.

The project will not impact views, privacy and solar access of the residence to the northeast as this residence is located on higher ground. The residence adjacent to the proposed building on the southeastern side includes windows on the first floor on the side facing the project. However, this residence will be shielded from view from the side windows on the second and third floor of the proposed building with retaining walls along the side property line on this side.

The subject project also will not adversely impact views, privacy, or solar access for the project approved at 325 Beaumont Boulevard. That project is angled and situated relative to its right property line such that sufficient horizontal separation will exist to allow outward views from the site and sunlight to enter the site. The 325 Beaumont Boulevard project will also be separated from the subject project by its own retaining walls, which will preserve privacy between the two sites.

The deck in the front portion of the proposed building could potentially overlook the residences located on lower ground across the street. The deck in the front portion of the proposed building is located on higher ground than the residences located across the street. However, the proposed deck would overlook spaces which are otherwise visible from the public right-of-way, and the Commission has concluded there is no expectation of privacy in these areas. As a result, the proposed project would not affect privacy of the downhill properties across Beaumont Boulevard. Furthermore, the deck adds interest to the building design. Therefore on balance the project is consistent with this design guideline.

iii. 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 and neighbors should not be used [...]

The project proposes recessed LED lighting in various exterior locations. As shown on the plans, these locations will include the ceilings of the front facing balconies on the second and third floors and the ceiling in front of the garage. Additionally, the project proposes LED light strips on the mezzanine deck, and building façade as shown on Sheet A1.1 and Sheet A4.0 of the project plans (Attachment C).

The proposed lighting is unlikely to create glare for the neighbors and the building residents as the exterior LED lighting will be recessed and thus be downward facing, and the LED strip will be placed behind a frosted cover.

BUILDING DESIGN

iv. Design. The style and design of new buildings should be in character with that of the surrounding neighborhood. This does not mean that new buildings should be identical to existing buildings on neighboring lots, but that new buildings should complement, enhance and reinforce the positive characteristics of surrounding development. This can be accomplished by incorporating the dominant architectural features of an area into the design of new development. Such features may include bay windows, chimneys, balconies [...] roof shapes and other architectural details and materials.

There are six existing homes within 300 feet of the project site on Beaumont Boulevard, which are referenced as a basis for comparison of building design. These homes are located on the northeastern side of Beaumont Boulevard and all have up-sloping lots. There are several other homes within 300 feet of the project site, but these homes are located on the south side of Beaumont Boulevard on down-sloping lots. The architectural design of residential structures on down-sloping lots tends to be different than that on up-sloping lots, resulting in smaller structures with limited profiles from the street view. These types of homes do not serve as an adequate comparison for the project site.

The architectural character of buildings in the vicinity of the project site on the same side of Beaumont Boulevard is varied and no common architectural theme can be identified. The common identifiable trait among most of these buildings, which are also built into and stepped back on the hillside, is site layout. The project uses retaining walls and steps, which enhances its compatibility with the surrounding structures.

v. 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.

The proposed building would appear in scale with the surroundings because, overall, the size and height of the proposed structure is similar to buildings in the vicinity. The proposed project's height would specifically be very similar to the single-family residence approved for construction at 325 Beaumont Boulevard, with the subject project being 35'-0" tall (as

required by condition of approval) and the adjacent project being approved at 34'-8" in height.

vi. Details. Use architectural features and details to help create a sense of human scale. Wall insets, balconies, window projections, etc., are examples of building elements which may help reduce the scale of larger buildings.

The proposed building includes balconies, railings and a trellis to provide visual relief and variety in a building characterized by clean surfaces and lines and simple geometry. The project incorporates a significant number of windows on the front façade with a deck above the mezzanine level. The second and third stories of the building are located behind the deck, set back from the street, which will help to visually scale down the building.

vii. Materials. Compatibility of materials is an essential ingredient in design quality.[...] Consistency and congruity of materials and design elements on individual structures is also important.

The proposed building will include a combination of cedar siding, light colored stucco, aluminum and glass for façade treatment. The building would predominantly be stucco with cedar siding applied to portions of the third floor. The balcony and deck railings will be glass and the trellis on the second floor will be made of aluminum. A combination of these materials adds interest to the building and integrates well with the building's modern architecture.

viii. 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.

Buildings in the project vicinity are predominantly of lighter color. The building adjacent to the subject site to the southeast is darker with wood siding and wood railings that lead up to the upper stories of the building from street level. The proposed building uses a combination of cedar siding and light colored stucco, which would fit well within the proposed building's environment.

ix. Privacy. Consideration should be given to the impact of development on the privacy of surrounding properties. Use judicious windows placement and appropriate landscaping to help minimize the potential for loss of privacy.

See discussion under 'Site Planning' above.

x. 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.

All sides of the proposed residence are consistent in terms of material and detailed treatments. The project proposes the same shape and style of windows, color of stucco and cedar siding, and aluminum channel bands in stucco consistently across all elevations.

LANDSCAPING

xi. 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 a significant amount and variety of new landscaping at the front, sides and rear of the building. This landscaping includes small to medium size perennials. The project also proposes to preserve the two heritage trees located at the northeastern property boundary, in the front portion of the site. While the proposed landscaping would serve to soften the scale of the building, inclusion of large scale landscaping would serve to complement the scale of the building. The project proposes to preserve the two heritage trees on site, which would provide the large scale landscaping that complements the scale of the building.

HILLSIDE DEVELOPMENT

xii. 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 severe topography of the project site presents significant challenges to minimizing excavation. The Applicant has proposed a multi-level design of three stories to avoid a one level solution that would have substantially increased the amount of grading. The living area steps up the slope, as necessary, to minimize grading. Where required, retaining walls have a profile of four to six feet from the lower adjacent ground level. The retaining walls are sloped to minimize wall height and the tallest of them are located behind the building, shielded from the right-of-way of Beaumont Boulevard. In addition, a condition of approval requires all exposed retaining wall surfaces to be embellished with decorative veneer to help them blend into the hillside. On balance, as conditioned, the project is consistent with this design guideline.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica hereby approves Specific Plan SP-166-17 for the construction of a 3,643 square foot (sf), three-story, single-family residence, including a 627-sf garage, on a 5,618-sf vacant lot at 327 Beaumont Boulevard (APN 009-037-470), 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 4th day of March 2019.

AYES, Commissioners:	CAMPBELL, CLIFFORD, KRASKE, NIBBELIN, RUBINSTEIN
NOES, Commissioners:	N/A
ABSENT, Commissioners:	GORDON
ABSTAIN, Commissioners:	N/A


Richard Campbell, Chair

ATTEST:


Tina Wehrmeister, Planning Director

APPROVED AS TO FORM:


for Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: File No. 2017-033 – Specific Plan SP-166-17, for construction of a 3,643 square foot (sf), three-story, single-family residence, including a 627-sf garage, on a 5,618-sf vacant lot in the P-D (Planned Development) Zoning District at 327 Beaumont Boulevard (APN 009-037-470).

Planning Commission Meeting of March 4, 2019

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled “327 BEAUMONT BLVD. PACIFICA, CA 94044” received by the City of Pacifica on August 22, 2018, except as modified by the following conditions.
2. That 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 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. All excavation on the southeastern side of the building shall be setback from the heritage trees on this side such that excavation shall occur no closer to the outer surface of the trunk of the tree than 3 times the diameter of such heritage tree, to the satisfaction of the Planning Director.
4. Applicant shall comply with all local and state laws and regulations pertaining to excavations and site development, including but not limited to California Building Code section 1804.
5. Applicant shall communicate regarding project design and construction activities to the maximum extent practicable with the developer at 325 Beaumont Boulevard, as recommended in the Applicant's engineer's report included as Exhibit B to this Resolution, to ensure stability of all hillsides and existing building foundations affected by grading activities. The specific milestones for such communication between the developers of 327 Beaumont Boulevard and 325 Beaumont Boulevard regarding excavation, grading and construction activity shall be reviewed and approved by the Building Official, prior to the issuance of the grading and/or building permit
6. Applicant shall agree to coordinate excavation and grading activities with the developer of the adjacent site at 325 Beaumont Boulevard. If such coordination does not materialize such that the excavation and grading activity must occur concurrently, applicant shall submit a letter from the engineer of record detailing how both projects can be safely constructed concurrently, to the satisfaction of the Building Official.
7. The project shall provide decorative veneer for the proposed retaining walls that allows for their blending into the hillside, to the satisfaction of the Planning Director. Prior to the issuance of the building permit, Applicant shall provide samples of such decorative veneer for review and approval by the Planning Director.

8. The maximum height of the building shall be measured to the top of the roof slab in accordance with Pacifica Municipal Code (PMC) Section 9-4.243 and shall not exceed 35 feet as allowed by PMC Section Sec. 9-4.402 (j).
9. The width of the driveway to the garage shall be no more than 20 feet as allowed by PMC Section 9-4.2813 (c)(4).
10. In the event grading is required to stabilize areas of undocumented fill in the upper portion of the site as identified in the 'Soil and Foundation Investigation' report, prepared by Frank Lee and Associates, dated August 8, 2016, such grading shall be minimized and to the extent practicable, the pre-grading slope shall be restored with engineered fill in a manner approved by a qualified engineer, to the satisfaction of the Building Official.
11. Prior to the issuance of a building permit, Applicant shall submit a final landscape plan for approval by the Planning Director and City Engineer. Landscaping materials included on the plan shall be coastal compatible, drought tolerant and shall be predominantly native. The final landscaping plan shall be to the satisfaction of the Planning Director. All landscaping shall be installed consistent with the final landscape plan prior to issuance of a certificate of occupancy.
12. Installation of the landscaping shown on the approved landscape plan in the public right-of-way at the front of the residence will require approval of an encroachment permit by the City Engineer. In the event the City Engineer does not approve an encroachment permit for installation of this landscaping, the Planning Commission's approval of this project shall remain valid with omission of the landscaping in the public right-of-way.
13. Landscaping on the site shall be adequately maintained in a healthful condition and replaced when necessary by the property owner.
14. The project shall include low intensity exterior illumination. All light fixtures shall be down-facing and shall not cause glare on adjacent properties.
15. All exterior metal railings shall be constructed of stainless steel or suitable alternative which is corrosion resistant, to the satisfaction of the Planning Director.
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. 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.
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. 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.
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. 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.
22. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
23. 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

24. 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.

Engineering Division of Public Works Department

25. 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.
26. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto Beaumont Boulevard. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only.

27. Existing curb, sidewalk or other street improvements adjacent to the property frontage that are damaged or displaced shall be repaired or replaced as determined by the City Engineer even if damage or displacement occurred prior to any work performed for this project.
28. All recorded survey points, monuments, railroad spikes, pins, cross cuts on top of sidewalks and tags on top of culvert headwalls or end walls whether within private property or public right-of-way shall be protected and preserved. If survey point/s are altered, removed or destroyed, the Applicant shall be responsible for obtaining the services of a licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to occupancy of the first unit.
29. Applicant shall submit to Engineering Division the construction plans and necessary reports and engineering calculations for all on-site and off-site improvements to the satisfaction of the City Engineer. Such plans and reports shall include but are not limited to:
 - a. an accurate survey plan, showing:
 - i. survey marks and identifying the reference marks or monuments used to establish the property lines;
 - ii. property lines labeled with bearings and distances;
 - iii. edge of public right-of-way;
 - iv. any easements on the subject property
 - b. a site plan, showing:
 - i. the whole width of right-of-way of Beaumont Boulevard, including existing and proposed improvements such as, but not limited to, pavement overlay, under-sidewalk drain, driveway approach, sidewalk, curb & gutter, existing underground utilities and trenches for proposed connections, boxes for underground utility connections and meters, existing power poles and any ground-mounted equipment, street monuments, any street markings and signage;
 - ii. the slope of Beaumont Boulevard at the centerline;
 - iii. adjacent driveways within 25' of the property lines
 - iv. any existing fences, and any structures on adjacent properties within 10' of the property lines.
 - c. All plans and reports must be signed and stamped by a California licensed professional.
 - d. All site improvements including utilities and connections to existing mains must be designed according to the City Standards and to the satisfaction of the City Engineer.
30. An Encroachment Permit must be obtained for all work within public right-of-way. All proposed improvements within public right-of-way shall be constructed per City Standards.
31. No private structures, including but not limited to walls or curbs, fences, mailboxes, or stairs shall encroach into the public right-of-way.
32. The driveway approach 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. Any driveway within City right-of-way shall not exceed 18% and portions exceeding 15% grade shall be grooved concrete. Provide structural sections of the driveway within City right-of-way.
33. Applicant shall overlay existing asphalt with minimum 2 inch AC to the limits of all utility connection or to street centerline whichever is greater across entire property frontage of Beaumont Blvd. All pavement markings and markers shall be replaced in kind.

34. All utilities shall be installed underground from the nearest main or joint pole. Ultimate storm drainage discharge point shall be shown on the site plan.
35. Per the adopted City of Pacifica Complete Street Policy, development shall include but not limited to pedestrian facilities. Applicant shall install new sidewalk per City Standards 101A across the entire frontage.

North County Fire Authority

36. A fire sprinkler system shall be required for the building per City Ordinance and shall be installed per NFPA 13D. Submit under separate fire permit.
37. Applicant shall obtain water flow information from North Coast County Water District for the fire sprinkler design.
38. Fire safety during construction shall conform to Chapter 33 of the California Fire Code.

*** END OF CONDITIONS ***

Exhibit B

Engineer's Inspection Report

Berns Infrastructure, LLC
3630 Cabrillo Street
San Francisco, CA 94121
563-880-7374
mberns@bernsinfrastructure.com



Inspection Report (rev. 1)

Date: 10/12/18
Project: 327 Beaumont Blvd. - New Residential Construction
Address: 327 Beaumont Blvd., Pacifica, CA 94044

This inspection report is being provided to address concerns posed by the City of Pacifica regarding excavation activities on sites located near the subject property of 327 Beaumont Blvd. Plans for new construction on the subject property, prepared by ICE Design, Inc, were provided for review. Revision 1 of this report is being provided as requested by the City of Pacifica per their letter "*Re: File No. 2017-033 – Specific Plan SP-166-17 for Construction of a Single-family Residence on a Vacant Lot in the P-D (Planned Development) Zoning District at 327 Beaumont Boulevard (APN 009-037-470)*" dated 9/28/18.

The project soil and foundation investigation report, prepared by Frank Lee & Associates (dated 8/8/16), was also provided for consideration. The "*Transfer of Geotechnical Consultant of Record & Update to Geotechnical Report*", prepared by Geosphere Consultants, Inc. (dated 12/13/17) for the development of adjacent 325 Beaumont Blvd., was also provided for consideration. The geotechnical investigation report for adjacent 325 Beaumont Blvd., prepared by Capex Engineering Inc. (dated 5/14/15), was also provided for consideration. Additionally, a site inspection was performed by Berns Infrastructure on 6/11/18 (photos attached).

The City's concerns, noted below, are per an email from Mr. Christian Murdock (Senior Planner with City of Pacifica), dated 6/7/18. The items of concern include:

- 1) Discussion prepared by your engineer describing whether it is necessary to consider excavation proposed by nearby projects (300 Coral Ridge, 323 Beaumont, 325 Beaumont) when developing the subject site's retaining wall and foundation designs, including the construction methods used to construct the retaining walls and foundation.
- 2) If consideration is necessary, describe the manner in which the engineer analyzed the nearby projects when developing the subject site's design.

After review of all aforementioned documents, and based upon current site conditions, Berns Infrastructure has developed the following responses in regard to the City's concerns:

- 1) Because the properties are not adjacent to the subject property, consideration of excavation activities at 300 Coral Ridge Dr. (currently under development) and 323 Beaumont Blvd. (currently not under development) is not necessary unless construction activities at these properties

involves the use of vibration-inducing equipment uncharacteristic of residential construction. See photos A and B, located at the end of this report.

- 2) Based upon the review of the geotechnical report for 325 Beaumont Blvd., the geotechnical conditions at 325 Beaumont Blvd. do not appear to have any aspects which would indicate the potential for negative impacts on construction of 327 Beaumont Blvd. The contractor for 327 Beaumont Blvd. should be in regular communication with the contractor at 325 Beaumont Blvd. to confirm soil conditions at the area conform with the soil investigation report as excavation occurs. Additionally, contractors at both sites should be in communication regarding scheduling and sequencing of excavation and backfill activities along the shared property line. See photos B and C, located at the end of this report.
- 3) Regardless of where excavation activities occur, developers at all properties should be expected to comply with all local and state laws and regulations pertaining to excavation and site development, and the potential impact of those activities on adjacent properties and structures. Per California Building Code 2016 section 1804, "excavation for any purpose shall not reduce lateral support from any foundation or adjacent foundation without first underpinning or protecting the foundation against detrimental lateral or vertical movement, or both". Depending upon when excavation activities occur at 325 and 327 Beaumont Blvd., temporary shoring may be necessary to provide proper lateral support for adjacent soils.

Please do not hesitate to contact me if you have any questions regarding this report.

The undersigned hereby certifies that this report was prepared by me, and that I am duly registered under the laws of the State of California and hereby affix my "Professional Seal".

Sincerely,
Mark Berns, PE
Berns Infrastructure, LLC



Attachments:

Photo A
Photo B
Photo C



Photo A: 300 Coral Ridge (center, under development) and 321 Beaumont (at right, developed) – photo taken 6/11/18

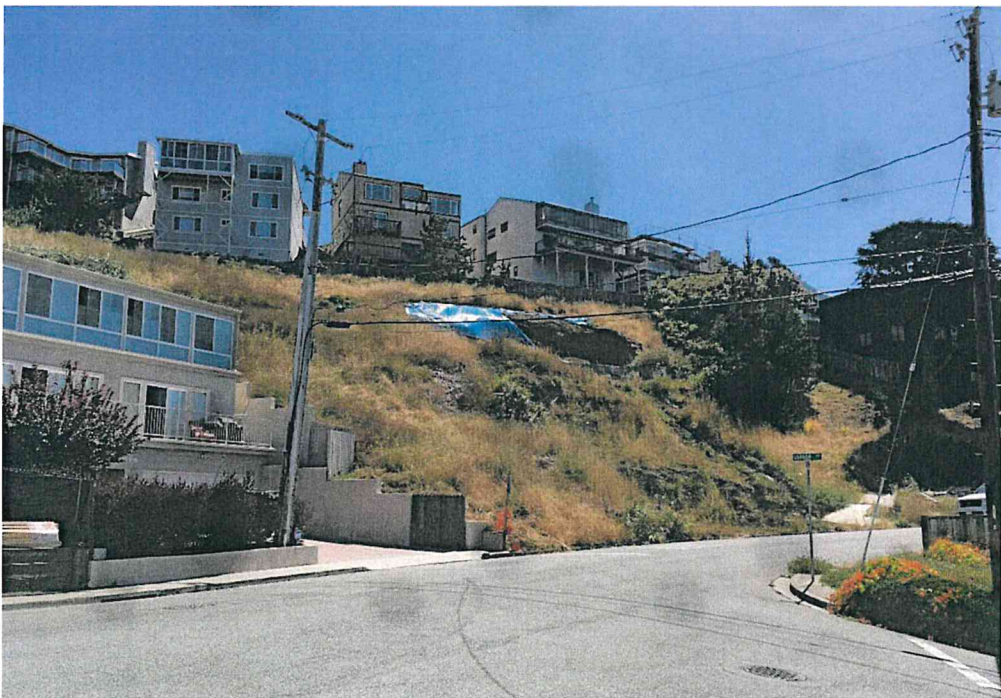
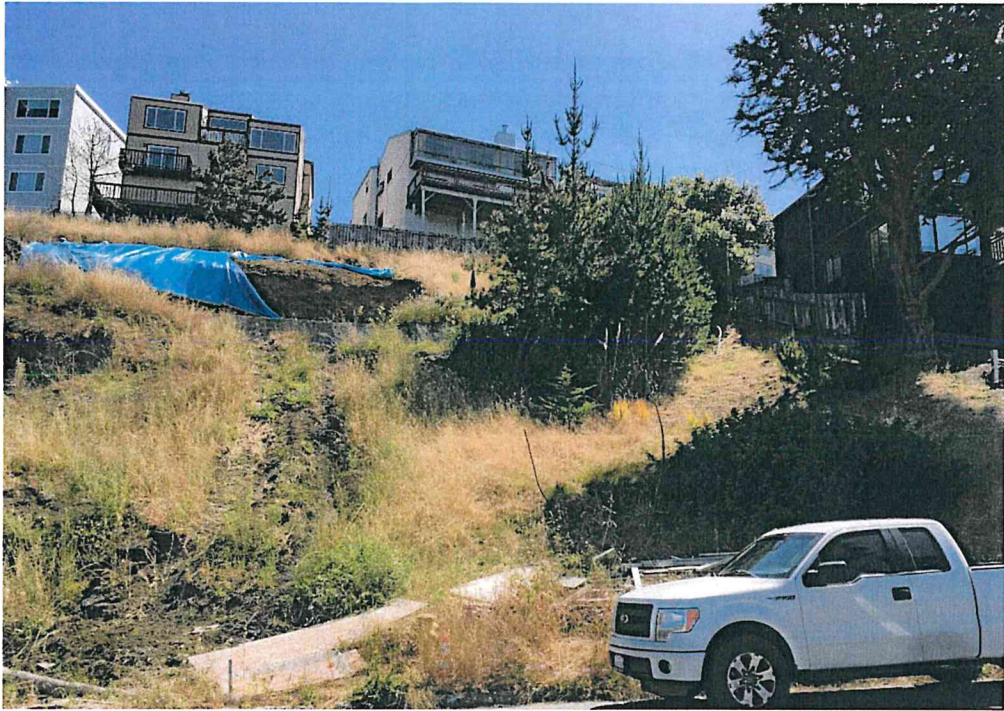


Photo B: From left to right, foreground: 321 Beaumont (developed), 323 Beaumont, 325 Beaumont, 327 Beaumont, & 329 Beaumont (developed) – photo taken 6/11/18



**Photo C: From left to right, foreground: 325 Beaumont, 327 Beaumont, & 329 Beaumont (developed)
– photo taken 6/11/18**