

RESOLUTION NO. 2019-021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SITE DEVELOPMENT PERMIT PSD-839-19 AND COASTAL DEVELOPMENT PERMIT CDP-403-19 (FILE NO. 2019-001) FOR CONSTRUCTION OF A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE ON A VACANT NONCONFORMING LOT ON BUCKINGHAM WAY APPROXIMATELY 165 FEET NORTH OF THE INTERSECTION WITH BRIGHTON ROAD (APN 016-304-140), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Nadia Pichko (“Applicant”).

WHEREAS, an application has been submitted to construct a 2,383-square foot (sq. ft.) two-story, single-family residence on a nonconforming lot on Buckingham Way approximately 165 feet north of the intersection with Brighton Road (APN 016-304-140) (the “Project”); and

WHEREAS, the Project requires approval of a Site Development Permit because the Project involves new construction upon a standard lot in the R-2 (Two-Family Residential) zoning district [Sec. 9-4.3201(c)]; and

WHEREAS, the Project requires approval of a Coastal Development Permit because the Project will propose development within the Coastal Zone; and, the Project does not qualify for any exemptions or exclusions from obtaining a permit; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on June 3, 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.
3. The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines 15303 and therefore directs staff to file a Notice of Exemption for the Project.

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. CEQA Guidelines Section 15303, as described below, applies to the Project:

1. That the Project is exempt from the CEQA as a Class 3 exemption provided in Section 15303 of the CEQA Guidelines.

15303. New Construction or Conversion of Small Structures

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.

* * * * *

In this case, the project involves the construction of one single-family residence in a residential zone. Therefore, the project is exempt from further analysis under CEQA.

Additionally, none of the exceptions to application of a categorical exemption in Section 15300.2 of the CEQA Guidelines apply, 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 located in a sensitive environmental area. Therefore, it will 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 will have a significant environmental impact. The Project is within a substantially developed residential neighborhood and will not have 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 will have a significant effect on the environment due to unusual circumstances. The Project site is a vacant lot with very flat topography and no habitat value. It is zoned for residential development and the Project will involve residential development consistent with the residential zoning. 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. Therefore, 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 Site Development Permit PSD-839-19 for new construction upon a substandard lot in the R-2 (Two-Family Residential) zoning district [Sec. 9-

4.3201(c)]. The Planning Commission shall not issue a Site Development Permit if the Commission makes any of the findings in PMC Sec. 9-4.3204(a):

1. The proposed development is in conformity with Section 9-4.3.204(a) of the City of Pacifica's Municipal Code.

- i. Required Finding: *That the location, size, and intensity of the proposed operation will create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood.*

Discussion: The proposed project includes the development of a two-story residence on a vacant lot within an existing neighborhood. The proposed project includes 2,383 sq. ft. of new gross floor area consisting of four new bedrooms, 2.5 bathrooms, a family room, kitchen, and deck space. There is an existing pedestrian sidewalk to the south; however, the property currently does not have any sidewalk or curb cut. The City of Pacifica Engineering Division has conditioned the project so that the applicant shall install new concrete sidewalk, curb and gutter per City Standards across the entire property frontage. Per City Standards, the applicant must obtain an Encroachment Permit for any work done within the public-right-of-way. Modifying the pedestrian facilities per City Standards and putting in a sidewalk will create a safer environment for both vehicles and pedestrians. Thus, because the proposed project is in character with its surroundings, and the project will make the area safer for vehicles and pedestrians, the proposed project's location, size, and intensity will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern.

- ii. Required Finding: *That the accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will create a hazardous or inconvenient condition to adjacent or surrounding uses.*

Discussion: The proposed project will require a curb cut to accommodate for a new driveway and new off-street parking (driveway and garage). The driveway and curb cut will be in compliance with PMC Sec. 9-4.2813 because the driveway width would be 18'-11" wide, less than the 20'-0" maximum. In addition, there is sufficient off-street parking on Buckingham Way and in the surrounding area. Accordingly, the proposed project will not create a hazardous or inconvenient condition to adjacent or surrounding uses.

- iii. Required Finding: *That insufficient landscaped areas have been reserved for the purposes of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, and separating or screening parking lots from the street and adjoining building areas from paved areas to provide access from buildings to open areas.*

Discussion: The proposed landscaping exceeds the minimum 20 percent amount of landscaping required by the Zoning Regulations. The proposed project includes landscaping areas along the front, side and rear of the residence, totaling 863 sq. ft., or 27.4 percent. This allows for appropriate screening between adjacent structures. The front landscaped areas will separate and screen the parking area from adjoining building sites.

Therefore, sufficient landscaped areas have been reserved for the purposes of separating or screening parking lots from the street.

- iv. Required Finding: *That the proposed development, as set forth on the plans, will unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or will hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof.*

Discussion: The proposed project will result in the construction of a two story single-family residential unit within an existing developed coastal area. The proposed project will significantly improve the appearance of the site and the surrounding neighborhood. The side setbacks are consistent with the zoning requirements and a setback of over 20 feet will remain from the rear property line as well as a setback of over 15 feet from the front property line, providing adequate building separation so as not to unreasonably restrict or cut out light and air on the property and other properties in the neighborhood.

Furthermore, the project will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, since the proposed project is a use consistent with the neighborhood and will be constructed at a scale consistent with existing development patterns in the neighborhood.

- v. Required Finding: *That the improvement of any commercial or industrial structure, as shown on the elevations as submitted, is substantially detrimental to the character or value of an adjacent R District area.*

Discussion: The proposed project includes the construction of a single-family residence and does not include any commercial or industrial uses. Therefore, this finding is not applicable to the subject project.

- vi. Required Finding: *That the proposed development will excessively damage or destroy natural features, including trees, shrubs, creeks, and rocks, and the natural grade of the site, except as provided in the subdivision regulations as set forth in Chapter 1 of Title 10 of this Code.*

Discussion: The Project site does not include any natural features, including trees, shrubs, creeks, rocks, or prominent natural slopes; therefore, the proposed development will not damage or destroy any natural features existing on site.

- vii. Required Finding: *That there is insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance.*

Discussion: The proposed project will incorporate variety in the type of materials and roof lines while maintaining a cohesive style that will be compatible with the mixed architectural styles of development in the West Sharp Park neighborhood. The applicant is proposing a pitched roof line made of metal, with a mixture of stucco and wood exterior materials. Therefore, the project will result in sufficient variety in the design of the structure and grounds to avoid monotony in the external appearance.

- viii. Required Finding: *That the proposed development is inconsistent with the City's adopted Design Guidelines.*

Discussion: The Planning Commission's assessment of the project is that the proposed improvements at the site are 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

1. 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.

Discussion: The project site is situated on a small, narrow lot among other existing lots developed with single- and multi-family residential uses. The property is flat and does not have any existing trees or rock outcroppings to consider in the site design. The site is oriented east-west and so has no direct view or orientation to the ocean. However, the project includes a second story balcony which may allow views of the mountains to the east and south and potential limited views toward the ocean.

2. 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: The Applicant has not proposed centralized, tall light fixtures. Exterior lighting at the project site will be down-facing and will not adversely affect adjacent properties.

Building Design

3. 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 project will be consistent with the scale of nearby developments. The height and scale of the project will remain in character with many other structures in the project area. All buildings along Buckingham Way are two-story structures and have similar heights as the subject project.

4. 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.

Discussion: The project includes a mix of materials consistent with the surrounding neighborhood. Exterior materials include painted stucco siding paired with wood accents for the garage door that will be consistent with neighboring properties.

5. 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.

Discussion: The proposed project architectural style is consistent with the surrounding neighborhood, including the proposed building materials to be used. The architectural style and design features will be carried through on all proposed building elevations. Outdoor spaces provide multiple areas for indoor/outdoor living, which provides opportunities for visual and social engagement between inhabitants, neighbors, and passersby. The use of a pitch style roof and building components such as a deck and balcony serve to add visual interest and texture. The combination of smooth stucco, windows, doors and balconies, create an openness, lightness and transparency to the project.

Therefore, the Planning Commission finds that the proposed project will be consistent with the City of Pacifica's adopted Design Guidelines.

- ix. Required Finding: *That the proposed development is inconsistent with the General Plan, Local Coastal Plan, or other applicable laws of the City.*

Discussion: The proposed project will be consistent with the City of Pacifica's General Plan, Local Coastal Plan, and other applicable laws of the City, as described in the following analysis:

The property is located within the Medium Density Residential (MDR) designation of the General Plan Land Use Element and within the R-2 (Two-Family Residential) zoning district, both of which are intended for medium-density residential development. The MDR land use designation permits residential development at an average density of 10 to

15 units per acre. The site, with its 3,150 sq. ft. lot size, is developed at a density of approximately 14 units per acre, consistent with the MDR land use designation. Furthermore, the proposed project is consistent with General Plan policies, including but not limited to the following:

- Community Design Element, Policy No. 2: Encourage the upgrading and maintenance of existing neighborhoods.

The project site consists of a vacant lot within an existing developed, residential coastal area. The project will result in the development of a high quality, two-story residential home thus significantly improving the appearance of the empty site. . The project as conditioned, additionally, will add a new concrete sidewalk, curb and gutter per City Standards across the entire property frontage, which is situated on a portion that does not currently have a sidewalk. The project will also upgrade the aesthetic condition of the existing site. Accordingly, the Planning Commission finds that the project is consistent with Policy No. 2.

The City's certified Local Coastal Program includes a Local Coastal Land Use Plan (LCLUP) that contains policies to further the City's coastal planning activities. The proposed project is consistent with several of these policies, as discussed below.

- Coastal Act Policy No. 2: Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rock coastal beaches to the first line of terrestrial vegetation.

The proposed project will not interfere with the public's right of access to the sea. The proposed project is located four blocks east of the shoreline and will not affect the existing public promenades that provide coastal access; therefore, the project will not impact or otherwise interfere with the public's right of access to the sea.

- Coastal Act Policy No. 18: Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

The project will not occur on or adjacent to an environmentally sensitive habitat area. The development site is an existing developed lot surrounded by a substantially developed subdivision, and has no value as habitat. Therefore, the project is consistent with this LCP policy.

- Coastal Act Policy No. 23: New development, except as otherwise provided in this policy, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse

effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. Where feasible, new hazardous industrial development shall be located away from existing developed areas. Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

The new development proposed with this project is located within an existing developed area. The surrounding neighborhood is a substantially developed suburban neighborhood with subdivided lots, most of which have already been developed with residential units. Because the proposed project does not involve major land division other than condominiums and visitor-serving facilities, the remainder of the policy does not pertain to the subject project. Therefore, the Planning Commission finds that the project is consistent with this policy.

Because the proposed project will be located in an existing area substantially developed with residential units and will not affect public access to the coast, substantial evidence exists to support a Planning Commission finding that the proposed development is in conformity with the City's certified Local Coastal Program.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Coastal Development Permit CDP-403-19 for development within the Coastal Zone:

- i. Required Finding: *The proposed development is in conformity with the City's certified Local Coastal Program.*

Discussion: The proposed project is consistent with several of the City's certified Local Coastal Program policies, specifically Coastal Act Policies No. 2, 18, and 23 as more fully described above in the findings related to approval of a Site Development Permit, which are incorporated herein by reference.

- ii. Required Finding: *Where the Coastal Development Permit is issued for any development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act.*

Discussion: The project site is not located between the nearest public road (Beach Boulevard) and the shoreline; therefore, this Coastal Development Permit finding does not apply in this case.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves Site Development Permit PSD-839-19 and Coastal Development Permit CDP-403-19 for construction of a new two-story, single-family residence on a nonconforming lot on Buckingham Way (APN 016-304-140), 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 3rd day of June 2019.

AYES, Commissioners: BERMAN, BIGSTYCK, CAMPBELL, CLIFFORD, KRASKE,
NIBBELIN, RUBISTEIN

NOES, Commissioners: N/A

ABSENT, Commissioners: N/A

ABSTAIN, Commissioners: N/A



Thomas Clifford, Chair

APPROVED AS TO FORM:



Tina Wehrmeister, Planning Director



For Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: File No. 2019-001 – Site Development Permit PSD-839-19 and Coastal Development Permit CDP-403-19 for construction of a new two-story, single-family residence on a nonconforming lot on Buckingham Way (APN 016-304-140).

Planning Commission Meeting of June 3, 2019

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled “New Residence, 0 Buckingham Way,” dated October 2, 2018, and stamped received by the City of Pacifica on February 26, 2019, except as modified by the following conditions.
2. The approval or approvals is/are valid for a period of one year 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. 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.
5. Prior to the issuance of a building permit, Applicant shall submit information on exterior finishes, including colors and materials, subject to approval of the Planning Director.
6. Exterior lighting shall include buffering techniques to reduce light and glare impacts to adjacent properties to the satisfaction of the Planning Director.
7. 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 for the enclosure for review and approval by the Planning Director.
8. 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.

9. 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.
10. 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.
11. All outstanding and applicable fees associated with the processing of this Project shall be paid prior to the issuance of a building permit.
12. 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

13. 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 activity.
14. 1-hour minimum rated wall required at side yards where openings are less than 5 feet from property line. This condition shall also apply to windows.

Engineering Division of Public Works Department

16. Construction shall be in conformance with the City of Pacifica Storm Water Management and Discharge Control Ordinance and the 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.
17. The following requirements must be clearly noted on the construction plans for the Project:

- a) Buckingham shall be maintained clear of construction materials, equipment, storage, debris, and soil. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only.
 - b) 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.
 - c) Existing public improvements within 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. Any damage to improvements within city right-of-way or to any private property, whether adjacent to subject property or not, that is determined by the City Engineer to have resulted from construction activities related to this Project, shall be repaired or replaced as directed by the City Engineer.
18. 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:
 - a. Survey marks and identifying the reference marks or monuments used to establish the property lines;
 - b. Property lines labeled with bearings and distances;
 - c. Edge of public right-of-way;
 - d. Any easements on the subject property
 - b) A site plan showing:
 - a. The whole width of right-of-way of Buckingham Way, 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;
 - b. The slope of Buckingham Way at centerline;
 - c. Adjacent driveways within 25' of the property lines
 - d. 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.
19. 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.
20. 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.
21. In accordance with the City of Pacifica Complete Streets Policy, Applicant shall install new Concrete Sidewalk, Curb and Gutter per City Standards across the entire property frontage.

22. The new 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. Driveway within City right-of-way shall not exceed 18% and portion exceeding 15% grade shall be grooved concrete.
23. 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 Buckingham Way. All pavement markings and markers shall be replaced in kind.

North Coast County Fire District

24. Fire sprinkler system required for building per City Ordinance. Install per NFPA 13D. Submit under separate fire permit. Provide exterior horn-strobe facing street.
25. Smoke Detectors and CO monitors required per CBC.
26. Clearly visible address identification required.
27. A flow test is required. Contact North Coast Water.

Wastewater Department

28. Applicant shall provide location and size of sewer lateral, appurtenances, City Standard and specifications.
 - a) The following items are required to be shown on the project drawings
 - i. Standard Street Trenching and Patching (Standard Specifications, City of Pacifica)
 - ii. Standard Sewer Lateral
 - iii. Lateral Cleanout
 - iv. Location and Size of Sewer Later System (including cleanout locations)
 - v. Show all work within City Right of Way (trenching, sidewalk, curb & gutter repairs etc.)

The project drawings shall include the following note: "The contractor or owner shall contact the Wastewater Treatment Plan (phone 738-7472) 24 hours prior to starting each of the following items: trenching, backfilling, pavement restoration, sewer tap, pipe installation or any other sewage work."

END