

RESOLUTION NO. 2019-024

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SPECIFIC PLAN SP-170-19 (FILE NO. 2019-005), SUBJECT TO CONDITIONS, FOR CONSTRUCTION OF ADDITIONS TO AN EXISTING SINGLE-FAMILY DWELLING IN THE P-D (PLANNED DEVELOPMENT) ZONING DISTRICT AT 472 LYNBROOK DRIVE (APN 009-555-230), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

---

Initiated by: Janet Ho (“Applicant”)

**WHEREAS**, an application has been submitted to construct an approximately 212 square foot (sf) first-story addition and an approximately 720 sf second-story addition to an existing 1,465 sf, one-story single-family residence on a 4,200 sf lot at 472 Lynbrook Drive (APN 009-555-230) (“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 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 of the City of Pacifica held a duly noticed public hearing on June 17, 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 Section 15303 (14 Cal. Code Regs. §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 1 exemption under CEQA. Guidelines Section 15301, as described below, applies to the Project:

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The types of “existing facilities” itemized below are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to:

\* \* \* \* \*

(e) Additions to existing structures provided that the addition will not result in an increase of more than:

\* \* \* \* \*

(2) 10,000 square feet if:

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

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

The subject proposal to construct additions to an existing single-family residence totaling 932 sf (an increase of 64 percent from the existing residence) fits within the scope of a Class 1 categorical exemption. Specifically, the Project (1) is less than 10,000 sf; (2) would occur in an area where water, sewer, electrical, telecommunications, police, and fire infrastructure and services are available to allow for maximum development in the General Plan; and, (3) would occur in a substantially developed neighborhood on a site that is already developed and would not impact an environmentally sensitive area. 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 15301 of the CEQA Guidelines.

Additionally, none of the exceptions to application of a categorical exemption in section 15300.2 of the CEQA Guidelines would apply:

- Sec. 15300.2(a): There is no evidence in the record that the project would 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.
- Sec. 15300.2(b): There is no evidence in the record that cumulative projects of the same type would occur within the same place to create a significant cumulative impact.
- Sec. 15300.2(c): There is no evidence that the activity would have a significant effect on the environment due to unusual circumstances.
- Sec. 15300.2(d) through (f): The project is not proposed near an officially designated 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 1 exemption and none of the exceptions to the exemptions 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-170-19 for development within a P-D zoning district:

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

Discussion

Due to the age of the Fairmont Unit No. 4 development in 1964, staff was unable to locate the original development plan for the neighborhood. Staff 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, staff recommends that the Planning Commission find 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*

Discussion

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, as discussed below:

**SITE PLANNING**

- i. **Lighting.** Only one exterior light fixture is proposed. This fixture will be located at the new sliding door, on the first story, at the rear of the residence. The proposed light fixture for the new sliding door will be downward facing. Therefore, exterior lighting at the Project site will integrate into building architecture and ensure light does not project onto adjacent properties.

The Applicant has included notes on the elevations stating the downward orientation of all exterior lighting.

**BUILDING DESIGN**

- ii. **Design.** The style and design of the proposed Project is in character with the surrounding neighborhood in that the Project retains the appearance of the streetscape and façade of the existing single-family residence by preserving the architectural elements, design and features of the existing single-family residences which add to the character of the home and enhance the streetscape.

The proposed Project matches the colors and materials of the existing single-family residence which are natural earth tone colors including beige, brown and bronze. The existing front yard concrete pedestrian walkways or pathways are to remain. The landscaped areas which consist of grass, shrubs and planting areas are also to remain. The existing concrete driveway



footprint and material are to remain as is the one-car garage door which is a common development pattern seen along the streetscape in the Project vicinity along Lynbrook Drive.

The additions compliment, are distinctly different and do not compete with existing distinct features of the existing one-story single family home including a prominent steep roof pitch on the façade, exposed eaves, and a welcoming facade of windows in a triplicate pattern.

The proposed placement of the first- and second-story additions toward the rear of the site is sensitive to the existing streetscape, surrounding neighborhood and adjacent one-story single-family residences, and will not overwhelm the existing neighboring properties in mass and scale (see more discussion in Scale below).

### Discussion

The style and design of the proposed Project is in character with the surrounding neighborhood in that the Project retains the appearance of the streetscape and façade of the existing single-family residence by preserving the architectural elements, design and features of the existing single-family residences which add to the character of the home and enhance the streetscape.

The proposed Project matches the colors and materials of the existing single family residence which are natural earth tone colors including beige, brown and bronze. The existing front yard concrete pedestrian walkways or pathways are to remain. The landscaped areas which consist of grass, shrubs and planting areas are also to remain. The existing concrete driveway footprint and material are to remain as is the one-car garage door which is a common development pattern seen along the streetscape in the Project vicinity along Lynbrook Drive.

The additions compliment, are distinctly different and do not compete with existing distinct features of the existing one-story single family home including a prominent steep roof pitch on the façade, exposed eaves, and a welcoming facade of windows in a triplicate pattern.

The proposed placement of the first and second-story additions toward the rear of the site is sensitive to the existing streetscape, surrounding neighborhood and adjacent one-story single family residences. And will not overwhelm the existing neighboring properties in mass and scale (see more discussion in Scale below).

iii. Scale. The proposed Project including first- and second- story additions proposed at the rear of the site are in character with that of the surrounding neighborhood in mass, scale, bulk and height.

The established development pattern of homes in the Project vicinity includes a mixture of one and two-story residences. The existing single-family residences immediately adjacent to the Project site to the left (east) and right (west) are one-story residences. The home which borders the Project site to the rear (and fronts on Imperial Drive) is an existing two-story residence. Many of the homes on Imperial Drive are two-story residences and many homes across from the Project site on Lynbrook Drive are also two-story residences.

Many of the two-story homes in the Project vicinity appear to be original construction dating back to the creation and construction of the original subdivision. The existing second-story

residences do not appear to be constructed as second-story additions but rather original construction. These existing two-story residences include two-story building walls often at the façade of the homes. The result is the mass and scale of these existing two-story residences is boxy in appearance.

The proposed Project does not include two-story building walls on the front (street) elevation. Instead, the additions are proposed at the rear of the Project site and existing residence. Visual impacts to the streetscape are minimized since the second-story addition is located more than 50 feet from the front property line.

Furthermore, the addition is set substantially into the roofline of the existing one-story residence which reduces the mass, bulk, and height of the second-story addition and further minimizes visual impacts of the proposed addition. The proposed second-story addition does not overwhelm the existing original one-story residence and surrounding residences.

Two story building walls are proposed along the side and rear elevations; however, these perspectives are obscured from the public right-of-way due to the long narrow configuration of the lot (40' wide by 105' long). The two-story walls proposed at the rear of the site and existing residence include an almost 30 feet setback to the rear property line and abut an existing two-story residence. Therefore, visual impacts of the second story addition and two-story walls are minimized by generous proposed setbacks of almost 30 feet to the existing rear property line and existing conditions including abutting and existing two-story home with two-story building walls.

The overall height of the second story addition has been minimized at less than 21 feet. A low pitched 5:7 sloped roofline and eight-foot ceiling heights contribute to keeping the scale of the proposed additions minimized in keeping with the massing of the existing one-story residence and existing homes in the Project vicinity.

iv. Details. The Project has been designed to create a sense of human scale and minimize overall height of the additions by setting the additions into the existing roofline, minimizing roof pitch, setting the additions far back from the streetscape, and minimizing ceiling heights.

Furthermore, detailing such as window trim, styles, patterns and openings help to punctuate blank walls and provide visual interest. However, windows openings were kept to a minimum, appropriately selected and located to avoid any potential privacy impacts.

v. Materials. The proposed materials of the first and second-story additions are to match the materials of the existing single-family residence. The walls of the existing single-family residence are constructed of stucco plaster. The proposed additions will match the existing stucco plaster walls in thickness, texture and color. The existing and proposed color is a natural earth tone beige.

The aluminum window frames are bronze color. The proposed windows will match the existing bronze window frames in color and material. The existing and proposed wood window trim is a coffee brown color. The proposed window openings for the first- and second-story additions will match the window trim in materials, thickness, and depth.



The roof material of the existing single-family residence is a composition shingle in a brown color. The proposed roofing material will match existing in material and color. Downspout and attic vents will also match the existing in style, trim and paint color.

Overall, the materials of the existing residence and proposed addition are subdued, natural earth tone colors that blend with the surrounding residences and maintain neighborhood character. There are no historical or architecturally significant structures in the neighborhood.

vi. Color. The colors of the proposed first- and second-story additions will match the colors of the existing single-family residence. The color of the body of the existing residence is beige. The color of the fascia and trim of the existing residence is coffee brown. The window frames are bronze. Beige, brown, and bronze are natural earth tone colors that blend and compliment the site and surrounding homes.

vii. Privacy. Careful consideration was given to the placement of window openings and the selection of window styles to minimize privacy impacts of the proposed first- and second-story addition on adjacent properties.

Window openings have been kept to a minimum to avoid any privacy conflicts with adjacent neighbors. High windows or clerestory windows were selected to be placed in several locations through the first and second-story additions and elevations to allow light inside with minimal privacy impacts. No second story balcony or deck is proposed.

viii. Consistency. Each and every elevation of the proposed addition will be internally consistent, as well as architecturally consistent with the existing single-family residence. Several design elements and features of the proposed additions, including roof pitch and roofline for example, do not match the existing residence identically but instead compliment and do not complete with design elements of the existing single-family residence.

Rather than match the existing residence identically, these particular design elements, roof pitch and roofline were chosen because they reduced overall height, mass and bulk of the proposed additions.

The proposed and existing material and color of the stucco walls, window frames, window trim, fascia and roofing will continue around all sides of the entire building to achieve consistency.

#### INFILL DEVELOPMENT

ix. Neighborhood Compatibility. As discussed in detail in the findings above, the proposed first- and second-story additions will match the existing residence including, but not limited to, window frame, style, trim, and color, roofing color and material, and stucco wall texture, thickness and color.

Mass and bulk impacts to the streetscape, neighborhood, and surrounding residences are minimized by placement of the additions at the rear of the house, setting the second-story addition into the roofline of the existing residence, proposing a low pitch roofline, and utilizing low interior ceiling heights for the proposed additions. All of which contribute to

and result in a minimized overall height, mass and bulk of the proposed addition in the neighborhood.

The existing landscaping which is residential in character and includes grass, shrubs and planting areas will be retained. No heritage trees are located on the site.

The Project site is not located in an area known for views of the ocean or hillsides. The Fairmont subdivision is located inland and includes developed one- and two-story single-family residences on lots with little to no slope. No view impacts are anticipated.

Appropriate setbacks for the residence will ensure that there are no light and air impacts to surrounding properties. Therefore, the Project will not unreasonably restrict or cut out light and air on the property or on other properties in the neighborhood, or hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pacifica hereby approves Specific Plan SP-170-19 for the construction of an approximately 212 square foot (sf) first-story addition and an approximately 720 sf second-story addition to an existing 1,465 sf, one-story single-family residence on a 4,200 sf lot at 472 Lynbrook Drive (APN 009-555-230) subject to conditions of approval included as Exhibit A to this resolution.

\* \* \* \* \*

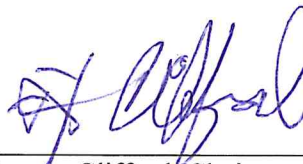
Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 17<sup>th</sup> day of June 2019.

AYES, Commissioners: BERMAN, BIGSTYCK, CLIFFORD, KRASKE, NIBBELIN, RUBINSTEIN

NOES, Commissioners: N/A

ABSENT, Commissioners: CAMPBELL

ABSTAIN, Commissioners: N/A




Thomas Clifford, Chair

ATTEST:



Tina Wehrmeister, Planning Director

APPROVED AS TO FORM:

  
Michelle Kenyon, City Attorney



## Exhibit A

**Conditions of Approval: Specific Plan SP-170-19,  
to construct an approximately 212 square foot (sf) first-story addition and an approximately 720 sf  
second-story addition to an existing 1,465 sf, one-story single-family residence on a 4,200 sf lot at  
472 Lynbrook Drive (APN 009-555-230)**

**Planning Commission Meeting of June 17, 2019**

### **Planning Division of the Planning Department**

1. Development shall be substantially in accord with the plans entitled "House Addition for Janet Ho: 472 Lynbrook Drive." received by the City of Pacifica on February 28, 2019, 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 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.
5. Prior to the issuance of a building permit, Applicant shall submit information on the final exterior finishes to be installed, 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. 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.
13. Prior to the issuance of a building permit, Applicant shall submit a final landscape plan for approval by the Planning Director. The landscape plan shall show each type, size, and location of plant materials, as well as the irrigation system. Landscaping materials included on the plan shall be coastal compatible, drought tolerant and shall be predominantly native, and shall include an appropriate mix of trees, shrubs, and other plantings to soften the expanded structure. All landscaping shall be completed consistent with the final landscape plans prior to occupancy. In addition, the landscaping shall be maintained as shown on the landscape plan and shall be designed to incorporate efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides, and pesticides. Landscaping on the site shall be adequately maintained in a healthful condition and replaced when necessary as determined by the Planning Director.
14. The Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction prior to approval of a building permit. Installation of any landscaping 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.

**Building Division of the Planning Department**

15. 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.
16. For approval of permit from Wastewater replace sewer lateral or write the following in red ink on all sets of plans:

“During construction of remodel the property located at 472 Lynbrook Drive: Janet Ho, owner will replace the lateral sewer from the structure to City of Pacifica main sewer. All work will comply with current city standards and specs. Sign and date.

**Engineering Division of Public Works Department**

17. 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.
18. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto Lynbrook Drive. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only.
19. 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.
20. 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.
21. 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 Lynbrook Drive 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.
22. No private structures, including but not limited to walls or curbs, fences, mailboxes, or stairs shall encroach into the public right-of-way.
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 Lynbrook Drive. All pavement markings and markers shall be replaced in kind.
24. All new utilities shall be installed underground from the nearest main or joint pole. Ultimate storm drainage discharge point shall be shown on the site plan.
25. Add a note on the Site Plan that says, "Any damage to improvements within the city right-of-way or to any private property, whether adjacent to subject property or not, that is determined by the City Engineer to have resulted from construction activities related to this Project shall be repaired or replaced as directed by the City Engineer."
26. Prior to approval of the Building Permit, Applicant shall provide an erosion control plan.
27. A City of Pacifica Encroachment Permit shall be obtained for all work undertaken in the public right-of-way. All work shall be done in accordance with City Standards, Standard Specifications for Public Works Construction (Green Book) or Caltrans Standard Specifications, Pacifica Municipal Code, Administrative Policies and to the satisfaction of the City Engineer or his designee and shall be completed prior issuance of the Certificate of Occupancy. Permit fees shall be determined per the current adopted fee schedule at the time of permit issuance.

**North County Fire Authority**

28. Fire safety during construction shall conform to Chapter 33 of the California Fire Code.
29. Smoke Detectors and CO monitors required per CBC.
30. Clearly visible address identification required

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