

RESOLUTION NO. 2019-025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SITE DEVELOPMENT PERMIT PSD-840-19 (FILE NO. 2019-010), SUBJECT TO CONDITIONS, FOR CONSTRUCTION OF ADDITIONS TO AN EXISTING SINGLE-FAMILY DWELLING IN THE R-1 (SINGLE FAMILY) ZONING DISTRICT AT 206 CALAVERAS AVENUE (APN 018-131-050), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Jon and Andrea Lucich (“Property Owners”).

WHEREAS, an application has been submitted to construct an approximately 855 square foot (sf) second-story addition to an existing 2,028 sf, one-story single-family residence on a 5,120 sf nonconforming lot at 206 Calaveras Avenue (APN 018-131-050) in the R-1 (Single-Family Residential) zoning district (the “Project”); and

WHEREAS, the Project requires approval of a site development permit prior to issuance of a building permit because the Project site is a nonconforming lot due to the lot width being less than 50 feet, and the Project does not meet all development standards set out in Section 9-4.3002(a) ‘Continuance of nonconformities’ of the Pacifica Municipal Code applicable to construction on nonconforming lots within the R-1 zoning district; and

WHEREAS, the Planning Commission of the City of Pacifica held a duly noticed public hearing on July 15, 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 15301 (14 Cal. Code Regs. §15301) 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:

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 all 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 fits within the scope of a Class 1 categorical exemption. Specifically, the Project (1) includes second story additions to an existing single-family residence; (2) is located within the R-1 (Single-Family Residential) zoning district in an area where the zoning 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 15301 of the CEQA Guidelines.

Furthermore, none of the exceptions to application of a categorical exemption found in Section 15300.2 of the CEQA Guidelines 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 exemptions 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 Site Development Permit PSD-840-19 for development on a nonconforming lot within the R-1 zoning district:

- i. 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 location, size and intensity of the proposed additions will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern because the proposed project including a second-story addition and a covered front entry porch to an existing single-family residence are located in an existing established single-family residential neighborhood.

The proposed additions to the existing residence would not substantially increase traffic since the project is an addition to an existing single-family dwelling, within an established subdivision and development pattern. No hazardous or inconvenient vehicular or pedestrian traffic pattern is created.

The second-story additions are less than 50% of the existing square footage of the residence and one car garage. The 855 sf second-story addition is located at the rear of the existing one-story residence. The project does not include an increase in bedrooms. No changes in the existing vehicular or pedestrian traffic pattern are anticipated or proposed. No improvements are proposed in the right-of-way. The existing driveway curb cut is to remain. The existing on-street parking is to remain. The existing one-car garage is to remain.

- ii. 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: No changes to the Project site's off-street parking areas are proposed. Because the Project does not add additional bedrooms, the existing one car garage may continue to provide the off-street parking for the site (PMC sec. 9-4.3002(c)(2)(vi)). No changes are proposed to the right of way, including but not limited to driveway curb cuts and on-street parking.

- iii. 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 5,120 square foot residential project site includes sufficient landscaping typical of most single family properties. Existing landscaping is to remain in the front, side and rear yard areas. No large expanse of paving areas is proposed. Paved areas on-site include an existing driveway approximately 8ft wide by 10ft in depth along with an approximately 3-foot wide pedestrian pathway which leads to the front entry. Thus, the landscaping is not insufficient with respect to the subject site.

- iv. 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 development will not unreasonably restrict light or air on the property or other property in the neighborhood in that the second-story addition is setback substantially from the front and rear yard property lines. Furthermore, the second-story addition is also set into

the roofline of the existing one-story residence, includes a low pitch 5:12 roofline and low 9 foot interior ceiling heights which minimize mass and bulk and the restriction of light or air on other properties.

The Project will not hinder or discourage development and use of land and buildings in the neighborhood, or impair the value thereof, since the proposed single-family residence is a land use consistent with and will be constructed at a scale consistent with the existing development pattern in the neighborhood.

- v. 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 additions to the existing one-story single family residence are consistent with the nearby residential patterns of development. Thus, the Project will not be detrimental to the character or value of the nearby residential neighborhood. The proposed development is a residential project and no improvements to any commercial or industrial structures are proposed.

- vi. 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 existing site contains a single-family residence and there are no significant natural features present on the site. The lot slopes only slightly (4% slope); therefore, topography of the building area does not present any significant challenges for construction of the additions. The only new construction proposed at grade level is the roof and columns of the new covered front porch at street level where the lot is predominately flat. The 855 sf second-story addition is located above the existing single family residence (not at-grade); therefore, the slightly downward sloping lot is not a factor and the Project will not excessively damage or destroy natural features or the natural grade of the site. Furthermore, the existing trees on the site will not be removed.

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

Discussion: The proposed additions are an enhancement to the existing residence. A welcoming covered entry porch is proposed where none currently exists. This covered front porch emphasizes the entry of the home on the front façade and minimizes the appearance of the existing garage door. As a result, the proposed covered front entry provides more curb appeal for the home and streetscape in the project vicinity. The design of the proposed 855 square foot second-story addition matches the style, color, and materials of the existing home. All four elevations of the proposed second-story addition provide visual interest and are punctuated with windows, include a variety of horizontal and vertical siding (in the gable ends) and horizontal banding to provide visual relief from two-story building walls. A second-story balcony with sliding glass doors on the rear elevation also provides visual interest for the design as a whole. For these reasons, the Project will not result in a second-story residence with a monotonous external appearance; instead, it includes sufficient architectural detail for cohesiveness, visual relief, and variety.

viii. That the proposed development is inconsistent with the City's adopted Design Guidelines.

Discussion: The Project is consistent with the City's Design Guidelines in that the style and design of the Project is in character with the surrounding neighborhood because 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 residence which add to the character of the home and enhance the streetscape.

The Project matches the colors and materials of the existing single family residence which are natural earth tone colors including taupe, tan, khaki brown, and clay.

The proposed placement of the second-story addition toward the rear of the site is sensitive to the existing streetscape, surrounding neighborhood and adjacent single family residences. And will not overwhelm the existing neighboring properties in mass and scale.

More specific areas of Design Guidelines consistency include the following:

SITE PLANNING

- i. *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 type and design of proposed light fixture is subdued, shielded and directed downward; therefore, it will not create glare onto adjacent properties. A light fixture is proposed at the various entries to the home including the front entry, garage doors, the side doors, and sliding glass doors on the rear elevations. The locations and fixture type are shown on the project plans, sheets A3-A5.

BUILDING DESIGN

- ii. *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, porches, roof shapes, and other architectural details and materials.*

Additions to an existing structure should also retain and/or be consistent with the positive architectural features of the original structure.

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 residence 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 taupe, tan, khaki brown, and clay. The existing front yard concrete pedestrian walkway is to remain. The existing concrete driveway footprint and material are to remain as is the one-car garage door.

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

- iii. *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 proposed project including the second-story addition proposed toward the rear of the site are in character with 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 and right are one-story residences. The homes which border the project site to the rear (and front on Aurora Ct) are two-story residences.

The proposed project does not include two-story building walls on the front or street elevation. Instead the additions are proposed toward the rear of the project site and existing residence. Visual impacts to the streetscape are minimized since the second-story addition is located approximately 40 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 elevations; however, these perspectives are obscured from the public right-of-way due to the long narrow configuration of the lot (approximately 50' wide by 100' long). The two-story walls proposed at the rear of the site and existing residence include a setback of more than 30 feet 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 an existing two-story home with two-story building walls. The proposed two-story building walls are also designed with variation and visual interest including horizontal banding, decks, railings, side doors, windows and pop outs so they are not blank, tall, two-story walls.

The overall height of the second story addition is 26'-10" which is well below the 35'-0" height limit permitted in the R-1 zone district. A low pitched 5:12 sloped roofline and 9 foot ceiling heights contribute to keeping the scale of the proposed additions minimized and in keeping with the massing of the existing one-story residence and existing homes in the project vicinity.

- iv. *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.*

Discussion

The proposed project includes sufficient architectural detail for cohesiveness, visual relief, and variety. The project embodies a craftsman like architectural style, features and details with its wide eaves, gable ends, low pitched rooflines, covered front entry, square entry columns, and divided light front door style, as well as, horizontal and vertical siding in earth tone colors.

The project has been well 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, window openings were also kept to a minimum, appropriately selected and located to avoid any potential privacy impacts.

- v. *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 proposed materials will match the materials of the existing single-family residence including siding, window frame, trim, soffits, and roof material.

The siding of the existing single family residence is horizontal siding in an earth tone taupe color. The proposed additions will match the existing horizontal siding.

The proposed windows are a Milgard brand in a white vinyl material. A window schedule located on the project plans, sheet A-2 clarifies which existing windows are to be retained and which are to be replaced. Windows on the front façade will all be replaced with the proposed window frames and trim to be cohesive and match the second story addition. The proposed windows will match the existing white vinyl window frames in color and material.

All windows will have a 1 inch thick by 4 inch wide trim element. The window trim color will be Timber Bark (brown). Window trim for existing and proposed window openings will match in thickness, depth and color.

The roof material of the existing single family residence is a composition shingle in a brown color. Proposing roofing material will match existing in material and color.

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

- vi. *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.*

Discussion

The colors of the proposed new covered front entry porch and second-story additions will match the colors of the existing single family residence. The color of the body of the existing residence is Taupe. The color of the soffits and trim of the existing residence is and will be brown. Not all of the windows are being replaced but the new windows will match the existing white vinyl frames. All windows will have a 1 inch thick by 4 inch wide trim element in the color Timber Bark (brown). The existing and proposed window trim will match in thickness, depth and color. The proposed colors including: tan, taupe, khaki and brown are natural earth tone colors that blend and compliment the site and surrounding homes.

- vii. *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.*

Discussion

Careful consideration was given to the placement of window openings and the selection of window styles to minimize privacy impacts of the proposed 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 second-story additions and elevations to allow light inside with minimal privacy impacts.

The project will include a new uncovered, second-story deck located off the rear of the proposed second story addition. The proposed second-story deck measures 14'-2" in length and 4'-6" in width. The deck is setback approximately 30 feet from the rear property line and approximately 18 feet from each side property line. The proposed floor plan indicates the second-story deck is located off a proposed den. The project engineer has represented that there is substantial vegetation to mitigate privacy from adjacent properties and that the neighbors have seen the design and are agreeable with it.

- viii. 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

All sides of the proposed residence will be consistent in terms of color, material, roof pitch, and architectural details. Each and every elevation of the proposed addition will be internally consistent as well as architecturally consistent with the existing single-family residence. Design elements of the proposed additions match the existing single-family residence. 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 single-family residence to achieve consistency.

INFILL DEVELOPMENT

- ix. Neighborhood Compatibility. *Established neighborhoods often have strong design characteristics.*

(a) Consideration should be given to the context of building design. Relate the height, bulk, style, material, and color of a structure to its surroundings. New development should complement the positive aspects of an existing neighborhood.

(b) Landscaping should also be chosen with consideration given to existing vegetation in the area. The use of plants which are similar to those of neighboring properties is encouraged.

(c) A design which has the potential to negatively impact a neighbor's view, sunlight, and/or privacy, should be avoided.

Discussion

The architectural style, materials, and colors, of the proposed additions to the existing single family residence are compatible with the surrounding neighborhood. The topography of the site, and building design of adjacent residences will result in a project that will not negatively impact any neighbor's view, sunlight, or privacy.

As discussed in detail in the findings above, the proposed second-story additions will match the existing residence including, but not limited to, window frame, style, trim, and color, roofing color and material, and siding type and color.

Mass and bulk impacts to the streetscape, neighborhood, and surrounding residences are minimized by placement of the second-story addition toward the rear of the house, setting the second-story addition into the roofline of the existing residence, proposing a low roof 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 is to remain; however, a climbing vine growing on the façade of the house and over the front entry will be removed to allow for the construction of a new covered front entry porch with columns. The existing landscaping includes grass and shrubs in the front, side and rear yard areas. Three existing trees are to remain that are located toward the side and rear of the site including: a 9-inch diameter pittosporum, a 12-inch diameter plum and a 36-inch deciduous tree.

The project site is not located in an area known for views of the ocean or hillsides. This portion of the Vallemar neighborhood on Calaveras Avenue 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.

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

Discussion: The proposed project is consistent with the General Plan and other applicable laws in that the proposed second-story additions to the existing one-story single family residence are consistent with the Low Density Residential General Plan designation and R-1 single family zoning district and development standards in that the location, size and design of the proposed residential additions are consistent with the character of the surrounding low density residential neighborhood.

The proposed additions meet or exceed all applicable zoning standards or existing nonconforming conditions without increasing the degree of nonconformity, including building setbacks, height, landscaping, lot coverage and off-street parking requirements.

The project site is located outside of the Coastal Zone, and the Local Coastal Plan is not applicable to the project. Because of its General Plan and Pacifica Municipal Code (i.e. zoning) compliance, the project is consistent with all applicable laws of the City. Therefore, the proposed residential development is consistent with the General Plan, Pacifica Municipal Code, and all applicable City laws.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica hereby approves Site Development Permit PSD-840-19 for the construction of an approximately 855 square foot (sf) second-story addition to an existing 2,028 sf, one-story single-family

Exhibit A

Conditions of Approval:

File No. 2019-010: Site Development Permit PSD-840-19 to construct an approximately 855 square foot (sf) second-story addition to an existing 2,028 sf, one-story single-family residence on a 5,120 square foot nonconforming lot at 206 Calaveras Avenue (APN 018-131-050)

Planning Commission Meeting of July 15, 2019

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled "House Addition for Jon and Andrea Lucich: 206 Calaveras Avenue" received by the City of Pacifica on July 5, 2019, except as modified by the following conditions.
2. The approval is 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. 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.
7. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
8. 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.
9. All recommendations detailed in a geotechnical investigation shall be incorporated into the project and approved by the Building Official.
10. 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.
11. 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.

Building Division of the Planning Department

12. 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.

Wastewater Division of the Public Works Department

13. Prior to issuance of a building permit, Applicant shall include the following note on all sets of plans:

“During construction of the addition at the property located at 206 Calaveras Avenue, property owners Jon and Andrea Lucich will replace the lateral sewer from the structure to City of Pacifica main sewer. All work will comply with current City standards and specifications.” Sign and date.

Replacement of the sewer lateral is required prior to issuance of a sewer lateral compliance certificate pursuant to PMC Title 6, Chapter 13, Article 6 “Regulation of Sewer Laterals.” The Wastewater Division determined on December 1, 2016, based on video evidence of a sewer lateral inspection submitted by the property owner to the Wastewater Division, that the existing

sewer lateral contains leaking offset joints and root intrusion which violates provisions of the PMC including but not limited to sections 6-13.602(b) and (c).

Engineering Division of Public Works Department

14. 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.
15. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto Calaveras Avenue. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only.
16. 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.
17. 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.
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:
 - 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 Calaveras Avenue, 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 Calaveras Avenue 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.
19. No private structures, including but not limited to walls or curbs, fences, mailboxes, or stairs shall encroach into the public right-of-way.
20. Applicant shall overlay existing asphalt with minimum 2 inch AC to the limits of all utility connections or to street centerline whichever is greater across entire property frontage of Calaveras Avenue. All pavement markings and markers shall be replaced in kind.
21. 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.
22. 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."
23. Prior to approval of the Building Permit, applicant shall provide an erosion control plan.
24. 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

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

END