

**RESOLUTION NO. 985**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING USE PERMIT UP-84-17 AND PARKING EXCEPTION PE-175-17 TO CONVERT AN EXISTING NONCONFORMING SINGLE FAMILY RESIDENCE INTO A CONFORMING COMMERCIAL USE OF A VETERINARY CLINIC WITH ONE DWELLING UNIT ON THE SECOND FLOOR AT 439 HARVEY WAY (APN 022-031-190), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

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Initiated by: Dr. Molly Rice (“Applicant”).

**WHEREAS**, an application has been submitted for a use permit and parking exception to convert an existing nonconforming single family residence into a conforming commercial use of a veterinary clinic with one dwelling unit on the second floor at 439 Harvey Way (APN 022-031-190);

**WHEREAS**, the project site is located in General Plan land use designation Commercial and zoning district C-1;

**WHEREAS**, the project requires approval of a use permit because a veterinary hospital or clinic and a dwelling unit above a commercial use when located in the same building are identified as conditional uses in the C-1 zoning district;

**WHEREAS**, the project requires approval of a use permit per PMC Section 9-4.1002(i) because the project would change the use of the property from a single family residence to a mixed use veterinary clinic and the east edge of the project is abutted by a R-1 zoning district;

**WHEREAS**, the project requires approval of a use permit per PMC Section 9-4.2308(a) because the project would include outdoor commercial uses including a pet relief area and an outdoor employee break area;

**WHEREAS**, animal hospitals and clinics require approval of a use permit and additional specific requirements per PMC Section 9-4.2307;

**WHEREAS**, the project requires approval of a parking exception per PMC 9-4.2824 because the property would provide only four of the required seven parking spaces for the 1,388 square feet of floor area for the commercial development; and

**WHEREAS**, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on November 20, 2017, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference.

**NOW, THEREFORE BE IT RESOLVED** by the Planning Commission of the City of Pacifica as follows:

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

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Use Permit UP-84-17:

- I. That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, and welfare of the persons residing or working in the neighborhood or to the general welfare of the City;*

**Discussion:** The proposed use of a veterinary clinic would not be detrimental to the health, safety, and welfare of the surrounding residents or the general welfare of the City. As described above, the veterinary clinic is a lower intensity clinic than other veterinary clinics because it is an outpatient only clinic operated by two veterinarians that typically work a staggered schedule. The clinic does not board, hold, or hospitalize animals. The clinic also does not accept emergencies or walk-in appointments. The limited staffing, controlled appointments, and outpatient-only services would prevent undue traffic and parking congestion at the site. Condition of Approval No. 3 would ensure that use of the site would continue in a similar manner. Condition of Approval No. 5 would require that onsite holding of contaminated waste and biological hazards are stored in a manner that would prevent the emission of odors and are removed from the property on a regular basis.

The outdoor commercial use, including the pet relief area and outdoor employee break area would not create detrimental impacts to the neighborhood. Condition of Approval No. 4 would require that the veterinary clinic maintain a permeable pet relief area and require that animal feces be immediately picked up from the pet relief area and kept in an air tight container. The condition would require that bags are made available in the area to encourage easy clean up.

The proposed use of the dwelling unit on the second story of the structure would also not be detrimental to the health, safety, and welfare of the surrounding residents or the general welfare of the City. The proposed single dwelling unit would be a scaled down version of the existing single-family residential use of the property. By maintaining housing at the site, the conversion to commercial use would preserve a housing unit that otherwise may have been lost, which is consistent with the Housing Element of the General Plan. Additionally, the residential use would be consistent with the current surrounding uses of the property.

- II. That the use or building applied for is consistent with the applicable provisions of the General Plan and other applicable laws of the City and, where applicable, the local Coastal Plan; and*

**Discussion:** The project would convert an existing legal nonconforming use to a commercial use that is conforming to the General Plan commercial land use designation and C-1 zoning district. The project would be consistent with the following applicable sections of the General Plan:

- **Community Design Element Policy No. 2.** Encourage the upgrading and maintenance of existing neighborhoods. The project would enhance the aesthetic appearance of the existing structure, install new landscaping, and eliminate a nonconforming use from the site.
- **Community Design Element Policy No. 5.** Require underground utilities in all new development. All new utilities for the project would be installed underground from the nearest joint pole or main.

- **Public Safety Policy No. 12.** Encourage commercial and residential code compliance. The project would require a building permit to ensure review and inspection of the proposed construction work for commercial and residential code compliance.
- **Commercial Land Use Designation:** Mixed residential and commercial uses are allowed when the dwelling units are located above the commercial uses, and the intensity of residential development does not exceed one dwelling unit per 2,000 square feet of lot area. The project would include second-floor residential use above a ground-floor veterinary clinic at a density of one dwelling unit on a 6,000 square foot lot.

The project would upgrade the existing structure to meet current building code, zoning code and General Plan standards, including the undergrounding of utilities. The project would be consistent with applicable laws of the City. The project is not located in the Coastal Zone; therefore, the Local Coastal Plan is not applicable.

**III. *Where applicable, that the use or building applied for is consistent with the City's adopted Design Guidelines.***

**Discussion:** The proposed project includes a minimal amount of exterior improvements; therefore, only a few of the Design Guidelines were found to be applicable. The project's consistency with the applicable Design Guidelines is discussed below:

***Building Design, Design.*** *The style and design of the new buildings should be in character with that of the surrounding neighborhood.[...]*

***Commercial Development, Design.*** *(a) As with other types of development the height, size, proportion and shape of commercial development should complement the positive aspects of existing structures in the area.*

***Discussion:*** The conversion of the single family residence into a mixed use veterinary clinic would not change the appearance of the structure to look substantially different from the surrounding single-family residences. The height, size and shape of the commercial building would be proportional to the existing structures in the area, which are largely two-story single family homes.

***Commercial Development, Design.*** *(c) The use of awnings or canopies over buildings entrances and windows is encouraged, where appropriate.*

***Discussion:*** The exterior improvement would include the construction of an awning over the entrance to the veterinary clinic.

***Commercial Development, Parking and Circulation.*** *(a) Ingress and egress should be safe, but parking and driveway areas should not dominate the appearance of a development. Screening [...] should be used to soften the appearance of parking areas.*

***Discussion:*** Adequate space to back out of the commercial and residential spaces would be available on Harvey Way. The project would include the installation of a fence to block view of the residential parking behind the structure. The commercial parking spaces would be located in the front of the property, however landscaping is proposed as feasible around the parking area to soften the appearance.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pacifica does hereby address the following additional requirements for an animal clinic per PMC 9-4.2307:

***I. All animals shall be kept within an enclosed soundproof structure;***

**Discussion:** Staff interprets the intent of this requirement as seeking to limit noise impacts from large numbers of animals held onsite awaiting treatment, recovering from treatment, or being boarded for treatment or observation overnight. As discussed in the project description and further required by Condition of Approval No. 3, the proposed clinic would only operate as an outpatient clinic and would not hospitalize, hold, or board animals onsite. Because of the nature of the proposed use, especially that it would operate by appointment only, a very small number of animals would be on-site at any given time, minimizing the potential for noise impacts. With respect to the small number of animals which would be onsite at any time, staff does not believe it is possible to keep these animals in a soundproof enclosure during examination and treatment by a veterinarian. Therefore, staff believes the proposed use would comply with the intent of this requirement.

***II. Plans and specifications shall bear the certification of acoustical engineer verifying that the proposed structure will prevent sounds emanating from the building from going beyond the property lines of the parcel on which the use is located;***

**Discussion:** As noted in the preceding Section IV, as discussed in the project description, and as further required by Condition of Approval No. 3, the proposed clinic would only operate as an outpatient clinic and would not hospitalize, hold, or board animals onsite. Animals would be accompanied by their owners or staff of the veterinary clinic during their entire visit, which would reduce the potential of any incessant barking or other noises that would impact the welfare of the surrounding neighbors. Additionally new siding and windows would be installed in the structure which would improve the attenuation of sound by the structure.

Because no animals would be kept onsite overnight, because the small number of animals onsite during treatment would be accompanied at all times, and because the applicant is making certain architectural upgrades which would reduce sound transmission, it is staff's assessment that the proposed project would satisfy the intent of this requirement to minimize noise impacts to adjacent properties. However, Condition of Approval No. 35 would require that the building plans bear the certification of an acoustical engineer.

***III. The hospital or clinic shall be so designed that no odor will be discernible beyond the property lines of the parcel on which the use is located; and***

**Discussion:** As discussed above, Condition of Approval No. 5 would require that onsite holding of contaminated waste and biological hazards are stored in a manner that would prevent the emission of odors and would require that these materials are removed from the property on a regular basis. Additionally, Condition of Approval No. 4 would require that the veterinary clinic maintain a permeable pet relief area and require that animal feces be immediately picked from the pet relief area and kept in an air tight container. The condition would require that bags be made available in the area encourage easy clean up. With these measures in place, staff does not believe odor would be discernible beyond the property lines.

***IV. The boarding of animals, except for the short-term treatment of accident, surgical, or disease cases incidental to the use therein, shall be prohibited.***

**Discussion:** As discussed in the project description and further required by Condition of Approval No. 3, the proposed clinic would only operate as an outpatient clinic and would not hospitalize, hold, or board animals onsite. Therefore, the project would satisfy this requirement.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Parking Exception PE-175-17:

***I. The establishment, maintenance, and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in this article as are reasonably possible.***

**Discussion:** As shown in Table 1, above, the proposed project would require seven spaces for the veterinary use of the ground floor and two spaces for the residential unit on the second floor. PMC Section 9-4.2818(c)(1), states that veterinary clinics require one space per 200 square feet of floor area. The ground floor area of the structure and the storage and laundry space of the detached garage include approximately 1,388 square feet, which results in 6.94 spaces. PMC Section 9-4.2818(a)(2), states that 1.5 spaces are required for each one bedroom townhouse. Each parking requirement would be rounded up to next whole number.

The garage and compact space located behind the structure would meet the parking requirements of the residential unit. However, the four spaces provided along the front of the property would be less than the necessary seven spaces.

The existing site was designed and constructed as a single-family residence, not as a commercial site. Therefore, the layout of the existing building and detached garage did not consider the provision of the more intensive parking requirements of commercial uses. The layout limits the possible locations for parking due to minimum drive aisle widths and vehicle maneuverability requirements. These constraints are complicated by the relatively small backyard and the limited clearance between the structure and the detached garage, which prevent using the backyard as a parking lot. Therefore, the front yard of the property was the only reasonable location for creation of additional parking. The 60-foot wide lot would accommodate three standard size parking spaces as well as one van accessible space with a code-compliant loading area. The remaining 11 feet of lot width would provide driveway access to the detached garage.

No other space on the property is reasonably available to be used for parking; therefore, the off-street parking facilities as proposed are as nearly in compliance with the parking requirements as is reasonably possible.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pacifica does hereby make the finding that the project qualifies for Class 1 exemptions under CEQA Guidelines Section 15301, as described below, applies to the project:

**15301 Existing Facilities**

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 the of the lead agency's determination. [...] The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to:

- (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- (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 in 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.
- (n) Conversion of a single family residence to office use

The subject proposal to convert an existing non-conforming single family home into a veterinary clinic fits within the scope of a Class 1 categorical exemption. As identified above and the attachments thereto, the project includes interior remodeling and minor additions to an existing commercial zoned structure. The addition would be less than 10,000 square feet and 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, would occur in a substantially developed neighborhood on a site that is already developed and would not impact an environmentally sensitive area. Therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

Additionally, none of the exceptions applicable to the categorical exemption in Section 15300.2 of the CEQA Guidelines apply, as described below.

- Sec. 15300.2(a) is not applicable to a Class 1 categorical exemption.
- Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area would have a significant environmental impact. The project is a small negligible construction project within a substantially developed residential neighborhood and would 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 would have a significant effect on the environment due to unusual circumstances. The project site has flat topography, currently includes an existing 988-sf single family residence with two detached garages, and contains no habitat value. It is designated for commercial use and the project would involve residential

development consistent with the commercial zoning. Therefore, there are no unusual circumstances applicable to the project.

- Sec. 15300.2(d) through (f): The project is not proposed near an officially designated state 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 Class 1 exemption in Section 15300.2 apply, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Planning Commission of the City of Pacifica approves UP-84-17 and Parking Exception PE-175-17 to convert an existing nonconforming single family residence into a conforming commercial use of a veterinary clinic with one dwelling unit on the second floor at 439 Harvey Way (APN 022-031-190), 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 20th day of November 2017.

AYES, Commissioners: Nibbelin, Cooper, Campbell, Clifford, Stegink, Kraske

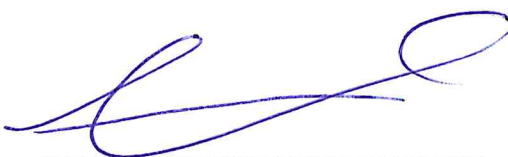
NOES, Commissioners: None

ABSENT, Commissioners: Gordon

ABSTAIN, Commissioners: None

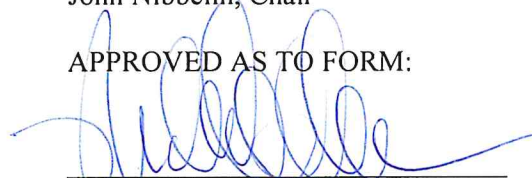
ATTEST:

  
Tina Wehrmeister, Planning Director



John Nibbelin, Chair

APPROVED AS TO FORM:



Michelle Kenyon, City Attorney

## Exhibit A

**Conditions of Approval: Use Permit UP-84-17 and Parking Exception PE-17-17 to convert an existing nonconforming single family residence into a conforming commercial use of a veterinary clinic with one dwelling unit on the second floor at 439 Harvey Way (APN 022-031-190)**

### Planning Commission Meeting of November 20, 2017

#### Planning Division

1. Development shall be substantially in accord with the plans entitled "Proposed Residential/Commercial Conversion" received by the City of Pacifica on September 14, 2017, except as modified by the following conditions.
2. The residential dwelling unit shall be substantially in accord with the untitled plans received by the City of Pacifica on November 8, 2017, and attached as Attachment D to the November 20, 2017, Planning Commission Staff Report.
3. The following operation restrictions shall be applied to the veterinary use of the property:
  - a. The veterinary clinic shall only accept small animals (i.e., house pets, including dogs, cats, rabbits, birds and reptiles).
  - b. The veterinary clinic shall accept clients by appointment only. No walk-in or emergency clients shall be accepted. Appointments shall not be scheduled after 7:00pm or before 7:00am.
  - c. The veterinary clinic shall operate as an outpatient only clinic. No holding, boarding, or hospitalizing of animals overnight shall occur at the clinic.
4. The outdoor pet relief area shall remain to be a permeable area. The pet relief area shall be kept clear of any animal feces or other animal waste. An air tight garbage can shall be provided in the pet relief area to easily discard waste and shall be emptied regularly. Waste bags shall also be provided in the pet relief area to accommodate easy clean-up of waste. Fencing of adequate height and design, as determined by the Planning Director, shall surround the perimeter of the outdoor pet relief area in order to corral animals within the outdoor pet relief area.
5. Biological hazards and contaminated waste shall be stored in a safe and healthy manner that would prevent the emission of odors and shall be removed from the property on a regular basis.
6. Prior to issuance of a certificate of occupancy, Applicant shall install and maintain two bicycle parking spaces shall be provided on site in accordance with PMC 9-4.2822. The location and design of the bicycle parking spaces shall be subject to review and approval by the Planning Director.
7. The storage area above the garage shall not be used for any dwelling purposes.
8. There shall be no street parking along the western curb of Harvey Way along the frontage of the property. Applicant shall install "No Parking" signs and paint 6" red pavement stripe adjacent to existing guardrails to the satisfaction of the Director of Public Works.
9. 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. Plant species proposed to be located along the front elevations of the signs shall not have a potential growth height that would obstruct visibility of the address.

10. That the approval or approvals is/are valid for a period of two years from the date of final determination. If the use or uses approved is/are not established within such period of time, the approval(s) shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director or Planning Commission approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, in the Planning Director's sole discretion, the circumstances considered during the initial project approval have not materially changed. Otherwise, the Planning Commission shall consider a request for a single, one year extension.
11. Prior to the issuance of a building permit, the applicant shall provide the Planning Department with specifications and evidence that the project shall include low intensity illumination and that lighting would not be unnecessarily bright or cause glare or light intrusion.
12. 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.
13. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
14. 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.
15. 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, but excluding any approvals governed by California Government Code Section 66474.9. 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 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.

### **Building Division**

16. The project requires review and approval of a building permit by the Building Official. Applicant shall apply for and receive approval of a building permit prior to commencing any construction or demolition activity.

### **Engineering Division**

17. Construction shall be in conformance with 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.
18. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto Harvey Way. 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 Harvey 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;
    - ii. the slope of Harvey Way 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. 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.
23. No private structures, including but not limited to walls or curbs, fences, mailboxes, or stairs shall encroach into the public right-of-way. Applicant shall remove the existing structure that is encroaching onto the public right-of-way at Harvey Way.
24. All utilities shall be installed underground from the nearest main or joint pole.
25. Per the adopted City of Pacifica Complete Street Policy, development shall include pedestrian facilities. Applicant shall install new sidewalk per City Standards 101A across the entire frontage. New sidewalk shall be 4 feet wide.
26. Applicant shall install new driveway approach ramp per City Standards across the parking spaces and must be ADA compliant with no more than 2% cross slope for a width of at least 48 inches.
27. The existing street pavement shall be cold-planed (ground) to a depth of 2" across the entire frontage of the property and out to the centerline of Harvey Way, or to the extent of the longest utility trench if beyond the centerline, and an overlay of Caltrans specification ½" Type 'A' hot mix asphalt concrete shall be placed. If, in the opinion of the City Engineer, damage to the pavement during construction is more extensive, a larger area may have to be ground & overlaid.

#### **Wastewater Division**

28. Prior to issuance of a building permit, Applicant shall pay commercial sewer connection fees.

#### **North Coast County Water District**

29. California Water Conservation. Even though California has experienced a good rain year and the Governor of the state has lifted strict water conservation restrictions, the Governor wants all Californian to continue to make water conservation a way of life in California. The Governor's Executive Order B-40-17 builds on actions taken in Executive Order B-37-16, which remains in effect and the State Water Resources Control Board will maintain urban water use reporting requirements and prohibitions on wasteful practices such as watering during or after rainfall, hosing off sidewalks, irrigating ornamental turf on public street medians
30. Water Service Application. The applicant must determine the domestic water requirements in accordance with the Uniform Plumbing Code so that the District can provide the properly sized domestic meter or meters. The applicant shall complete a Commercial/Mixed-Use/Multi-Family Water Service Application. Storage and Transmissions Fees, Administrative Fee, and Installation Deposit must be paid in accordance with the District's Rate and Fee Schedule before the District installs any meters.

31. Hydrant Flow Test. If a fire sprinkler system is required by the City, the fire sprinkler designer and/or owner/applicant may be required to have a fire flow test performed to ensure the system is designed using accurate information. Due to ongoing conservation effort in California, the District will avoid performing a Fire Flow Test, when possible. In agreement with the North County Fire Authority, the District will use past fire flow tests performed in the vicinity, if available. If the fire flows for the area are not available, the District will perform a Fire Flow Test. The District requires a \$500 deposit for the Fire Flow Test application.
32. Fire Protection System. The fire sprinkler designer must obtain the latest version of the District's Standard Specifications and Construction Details (available online or may be purchased at the District's office). The sprinkler designer must design the sprinkler system to meet District standards. The fire sprinkler designer must submit plans and Hydraulic Fire Sprinkler Calculations stamped by a registered Fire Protection Engineer to the District for review along with the appropriate fees to cover District costs related to plan review.
33. Backflow Prevention. The owner/applicant will be required to meet all County of San Mateo requirements for backflow prevention and cross-connection. A copy of plans must also be submitted to the San Mateo County Environmental Health Services Division. Approval by the County may be required before any work is completed by the Water District.
34. Owner Responsibilities. The applicant is responsible for trenching, backfilling and resurfacing, the roadway and or sidewalk from the water main, as identified by the District, to the proposed meter according to NCCWD and City of Pacifica standards.

**Added by Planning Commission at November 20, 2017 Public Hearing**

35. Prior to the issuance of a building permit, the applicant shall have building plans and specifications bear the certification of an acoustical engineering verifying that the structure will prevent sounds emanating from the building from going beyond the property lines of the parcel on which the clinic would be located in accordance with Pacifica Municipal Code 9-4.2307(b).

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