



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

DATE: Tuesday, February 16, 2016

LOCATION: Council Chambers, 2212 Beach Boulevard

CLOSED SESSION: 5:30 PM

Conference with Legal Counsel – Anticipated Litigation – Significant exposure to litigation pursuant to Government Code § 54956.9(d)(2): (One Case)

STUDY SESSION: 6:00 PM

1. Discussion of policy options related to development on parcels designated Very Low Density Residential (VLDR). The majority of the study area is located in the Rockaway Neighborhood; along the northern and southern boundaries of Rockaway Valley in Pacifica.

The Planning Commission takes no formal action at Study Sessions. Staff is requesting that the Planning Commission provide direction.

REGULAR SESSION: 7:00 PM

ROLL CALL:

SALUTE TO FLAG:

CLOSED SESSION REPORT:

ADMINISTRATIVE BUSINESS:

Approval of Order of Agenda

Approval of Minutes: January 19, 2016 and February 1, 2016

Designation of Liaison to City Council Meeting – February 22, 2016; appeal of Coastal Development Permit CDP-361-15 to demolish 320 Esplanade Drive

Oral Communications:

This portion of the agenda is available to the public to address the Planning Commission on any issue within the subject matter jurisdiction of the Commission that is not on the agenda. The time allowed for any speaker will be three minutes.

CONSENT ITEMS: None

CONTINUED PUBLIC HEARING:

2. **PSD-792-15, CDP-349-15, SUB-225-15, S-113-15** **SITE DEVELOPMENT PERMIT PSD-792-15, COASTAL DEVELOPMENT PERMIT CDP-349-15, SUBDIVISION SUB-225-15, and SIGN PERMIT S-113-15**, filed by David Blackman, agent for property owner David Colt, to construct four detached motel rooms in conjunction with a one lot subdivision on a vacant lot at 500 San Pedro Avenue (APN 023-073-190) in Pacifica. The project site is located within the Coastal Zone. Recommended CEQA status: Categorical Exemption, CEQA Guidelines Sections 15303 and 15315. Proposed Action: Approve as conditioned.

CONSIDERATION ITEM:

COMMUNICATIONS:

Commission Communications:
Staff Communications:

ADJOURNMENT

Anyone aggrieved by the action of the Planning Commission has 10 calendar days to appeal the decision in writing to the City Council. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing. Judicial review of any City administrative decision may be had only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

The City of Pacifica will provide special assistance for persons with disabilities upon 24 hours advance notice to the City Manager's office at (650) 738-7301, including requests for sign language assistance, written material printed in a larger font, or audio recordings of written material. All meeting rooms are accessible to persons with disabilities.

NOTE: Off-street parking is allowed by permit for attendance at official public meetings. Vehicles parked without permits are subject to citation. You should obtain a permit from the rack in the lobby and place it on the dashboard of your vehicle in such a manner as is visible to law enforcement personnel.



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Study Session Staff Report

- DATE:** February 16, 2016
- ITEM:** 1
- DESCRIPTION:** Discussion of policies related to development of property designated as Very Low Density Residential (VLDR) in the General Plan.
- PROPERTIES IMPACTED:** Properties less than half an acre in size with the VLDR General Plan designation. Staff has identified approximately 93 lots fitting this description within the City of Pacifica, which are located along the northern and southern boundaries of Rockaway Valley, south of Copeland Street, and at the southern end of Adobe Drive.
- CEQA STATUS:** This is a study session only, and CEQA review is premature at this time. If changes to the General Plan are proposed, the City will conduct CEQA review prior to adopting them.
- PUBLIC NOTICE:** Notice mailed to property owners and occupants within a 300 foot radius of the 93 lots less than half an acre in size with a General Plan designation of VLDR that staff has identified to date (see Properties Impacted, above). 908 notices were mailed out on February 4, 2016. Revised mailing notice sent out to 441 property owners on February 9, 2016 with corrected property owner information on the labels.
- RECOMMENDED ACTION:** Provide feedback regarding policies that staff will evaluate regarding development of VLDR designated properties less than half an acre in size, which may ultimately be included in the General Plan Update.
- PREPARED BY:** Kathryn Farbstein, Assistant Planner

DISCUSSION

The City's General Plan defines VLDR as "residential development which averages one-half to 5 acres per dwelling unit."

It recently came to staff's attention that some lots in the Rockaway Valley designated VLDR are less than half an acre in size, and thus require a General Plan amendment to permit development. To date, staff has identified approximately 93 lots designated VLDR which are less than half an acre in size, but expects that there may be more lots in this situation within the City limits. Lots identified to date are located primarily in Rockaway Valley along the northern and southern boundaries of Rockaway Valley, south of Copeland Street and at the southern end of Adobe Drive (See Attachment A).

Both the existing General Plan and the proposed General Plan Update do not contain policies to address development on VLDR lots that do not meet density standards. This issue should be addressed comprehensively rather on a lot-by-lot basis as applications are submitted.

BACKGROUND

In 1989, the City recognized that standards were needed to guide development of existing subdivided parcels adjacent to unimproved streets located on the undeveloped hillsides of Rockaway Valley, Vallemar, East Sharp Park and Pedro Point. At the time, no discretionary review was required for development in those areas. Many of the sites adjacent to unimproved streets have General Plan designations of VLDR or LDR (Low Density Residential).

In response to this need, the City adopted an interim ordinance as an urgency measure on November 27, 1989 (Ordinance No. 540-C.S.) requiring that single family development projects, adjacent to unimproved streets, receive approval of a site development permit prior to obtaining a building permit. The urgency ordinance was a temporary measure to allow the City time to study the issues, and to develop permanent standards and regulations. A neighborhood meeting, a field trip attended by the Planning Commissioners, and several meetings before the Planning Commission were conducted in 1991 to review the issues. However, this process was not completed and did not lead to an update of development standards for these parcels.

In 1992, the City enacted Ordinance No. 582-C.S., which established the R-1-H Single Family Residential Hillside District, and rezoned properties in Rockaway Valley and Vallemar from R-1 to R-1-H. The R-1-H zoning designation requires approval of site development permits prior to obtaining a building permit. Thus, single family development projects zoned R-1-H would be reviewed on a case by case basis.

While the adoption of Ordinance No. 582-C.S. provided a discretionary review process for development on lots zoned R-1-H, some of these lots remained too small to be developed under General Plan density requirements. For example, while properties in Vallemar that were rezoned to R-1-H have a General Plan designation of LDR (average of 3-9 dwelling units per acre), properties in Rockaway Valley that were rezoned to R-1-H have the General Plan designation of VLDR (one half to five acres per dwelling unit).

In 2015, this issue came to staff's attention when an application was submitted for a project in Rockaway Valley that did not meet the VLDR density requirements. Upon review, staff recognized that approximately 79 undeveloped properties within Rockaway Valley were in the same situation. Staff is currently reviewing other areas of the City to identify properties that may be similarly situated.

As mentioned previously, staff's intention is to address development policy comprehensively, rather than on a lot-by-lot basis. To that end, staff is seeking input from the Commission regarding policies that staff will evaluate regarding development of VLDR designated properties less than half an acre in size. These policies could be included in the General Plan Update or adopted sooner as development interest for these properties may outpace the Update process.

CURRENT GENERAL PLAN POLICIES

Below is the complete General Plan land use definition for VLDR (page 32):

Indicates residential development which averages one-half to 5 acres per dwelling unit. The number of units per site will be determined by the physical conditions of the site, including slope, geology, soils, access, availability of utilities, availability of adequate sewage and highway capacity, public safety, visibility, and environmental sensitivity.

Staff analyzed properties with a General Plan designation of VLDR within the City and determined that the properties with less than half an acre in size are primarily located in the Rockaway Valley neighborhood along the southern and northern undeveloped hillsides. Some smaller lots with a VLDR designation also exist south of Copeland Street and at the south end of Adobe Drive. Property owners and occupants within a 300 foot radius of these areas were sent notices to inform people of the study session because new any policies and guidelines that might ultimately be adopted may impact their properties. Staff's intention is to include any interested members of the public as soon as possible in the development of policies and guidelines for the General Plan.

Additional information for Rockaway Valley is contained in the following narrative excerpt from the General Plan (page 43):

On both the north and south sides of the Rockaway Valley are undeveloped areas under 35 percent slope. In some cases, they were previously subdivided, based on standards no longer acceptable. Because of soils and geologic problems, visual impacts, as well as

public safety hazards, such as limited emergency access and high potential for grass fires, very low density residential development is recommended for these remaining hillside areas. Again, the sizes of lots or number of units should be determined on a site-by-site basis.

The information quoted above from the current General Plan contains the policies that guide development for VLDR lots in the Rockaway Valley area. The current General Plan does not specifically identify the VLDR properties south of Copeland Street. Properties at the south end of Adobe Drive have been designated as VLDR to encourage reduced density along the southern boundary of the City which is adjacent to unincorporated and undeveloped land. The majority of the properties, many of them undeveloped, are located within Rockaway Valley.

Staff believes that new policies and Guidelines for the General Plan should apply to all VLDR properties less than half an acre in size wherever those lots are located in order to maintain consistency within the City.

NEW GENERAL PLAN POLICIES

The remaining undeveloped lots in Rockaway Valley, approximately 79, were subdivided in 1908. The Rockaway neighborhood has been developed incrementally and, thus far, there has been no analysis of the ability of existing infrastructure to accommodate full build-out of the area. There is also no financing mechanism in place to fund improvements that may be deemed necessary.

Staff is requesting that the Planning Commission provide direction on policy development to guide future development of these VLDR lots of less than one half acre in size, which are primarily located in the Rockaway neighborhood.

Although the General Plan does not contain a discussion of substandard lots specifically, consideration of the following goals as described in the General Plan policies and actions (page 13 through 22), and narrative for Rockaway (page 41 through 45) may facilitate the Commission's discussion:

1. Design streets and structures to protect the visual and natural resource qualities of the hillside;
2. Density and intensity of development should minimize adverse impacts on existing neighborhoods, drainage, traffic, land stability, and natural resources;
3. Preserve views of upper slopes; and
4. Encourage open space protection and low-impact development.

There is a variety of policy options that may meet the goals listed above, including but not limited to:

Reduce Area of Impact:

- Identification of a maximum development footprint based on percentage of lot size; may or may not include landscaping;
- Floor Area Ratio standards;
- Increased side and rear setbacks; and/or
- Maximum front setbacks (reduces the depth of development into a very long lot).

Reduce Building Mass:

- Identify maximum overall square footage based on size of lot; and/or
- Maximum height standards.

Development Intensity and Impact:

- Reestablishment of native trees post construction;
- Policies for development of lots adjacent to the creek;
- Policies that support and enhance Regional Water Quality Control Board on-site storm water collection requirements; and/or
- Vegetation management to reduce fire hazard.

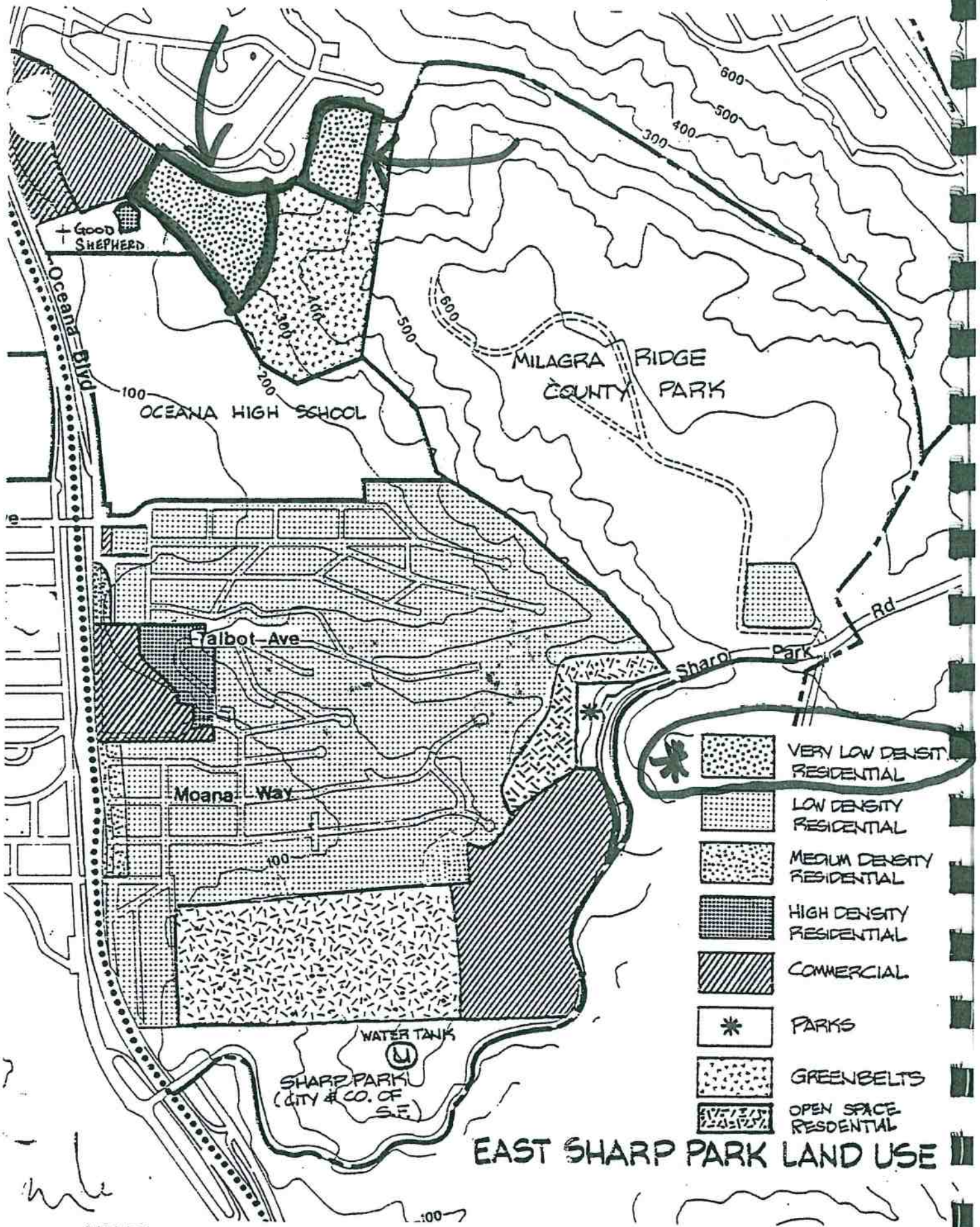
An alternative policy consideration is to recommend a map revision that would change the General Plan Designation of the subject lots to Low Density Residential. This would result in a development pattern that looks very similar to Rockaway Beach Avenue and would not meet other development goals for the area as discussed in this report.

SUMMARY






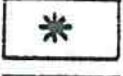


Staff has provided information regarding the need to create policies to guide development of substandard parcels designated VLDR and requests feedback from the Commission. Based on this feedback, staff intends to draft policies for consideration and incorporation into the General Plan.

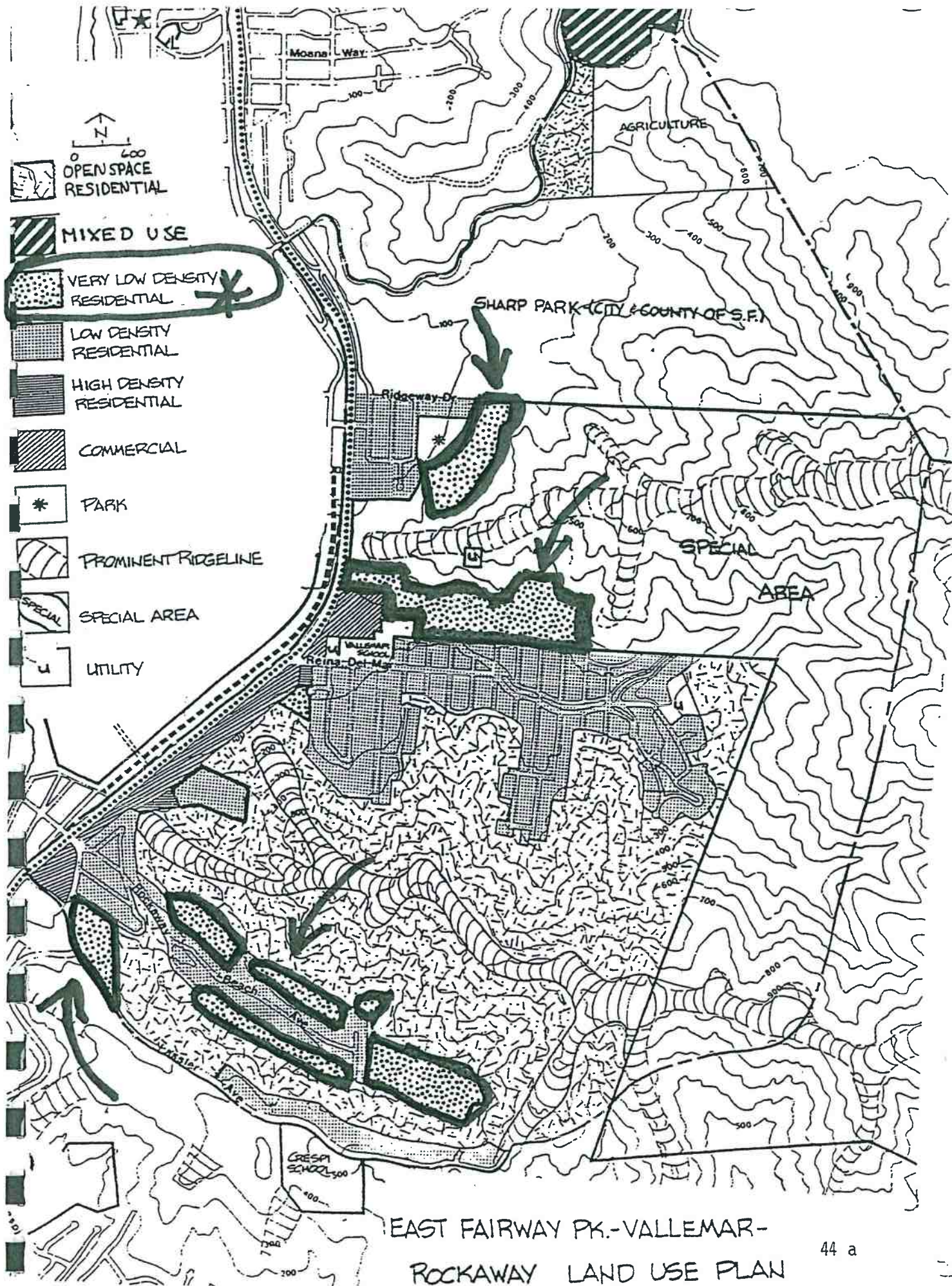
Attachments:

- A. General Plan Maps of VLDR Designated Areas
- B. APN Maps of Areas Designated as VLDR with Lots Less than Half an Acre in Size

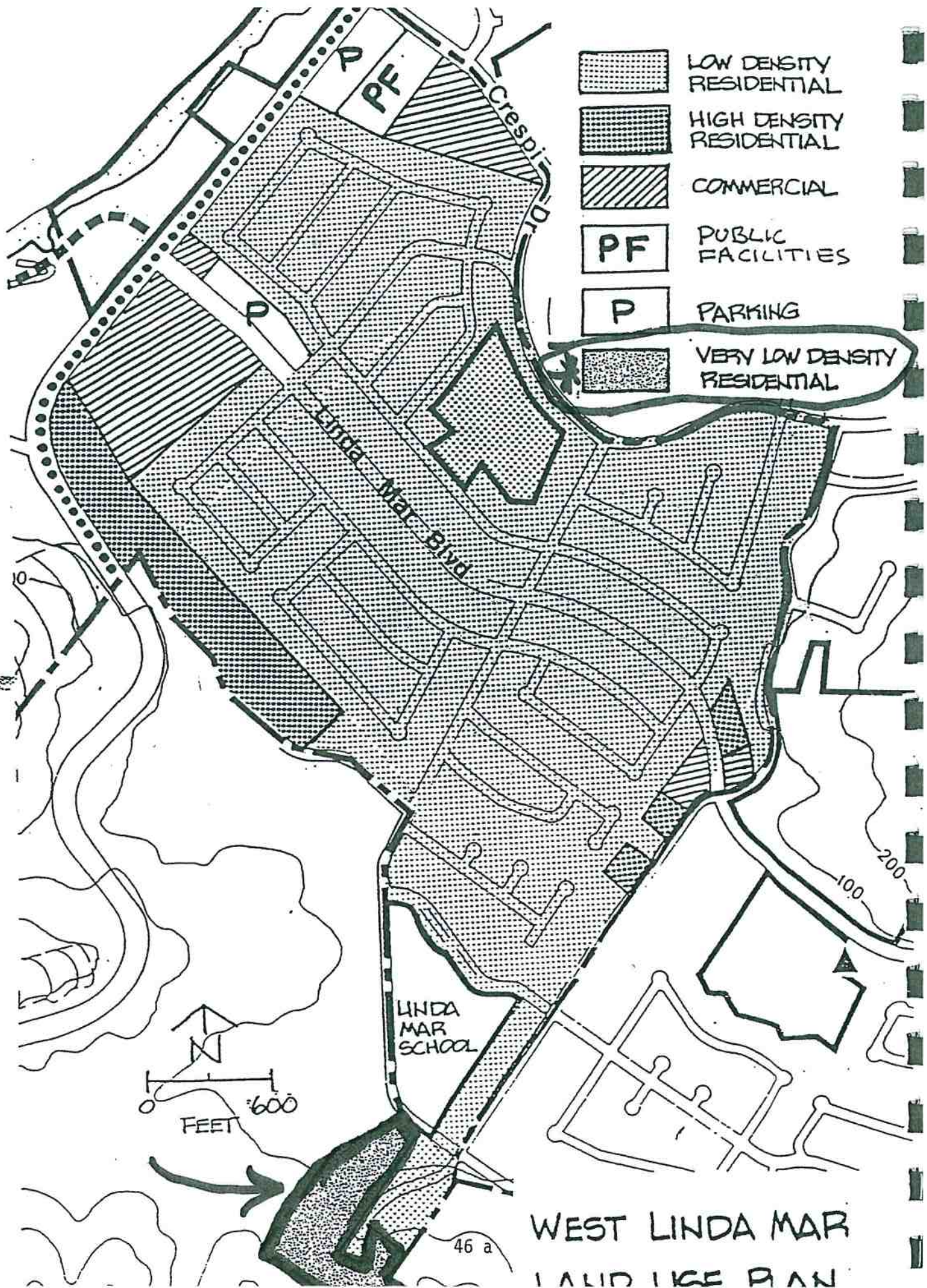


EAST SHARP PARK LAND USE

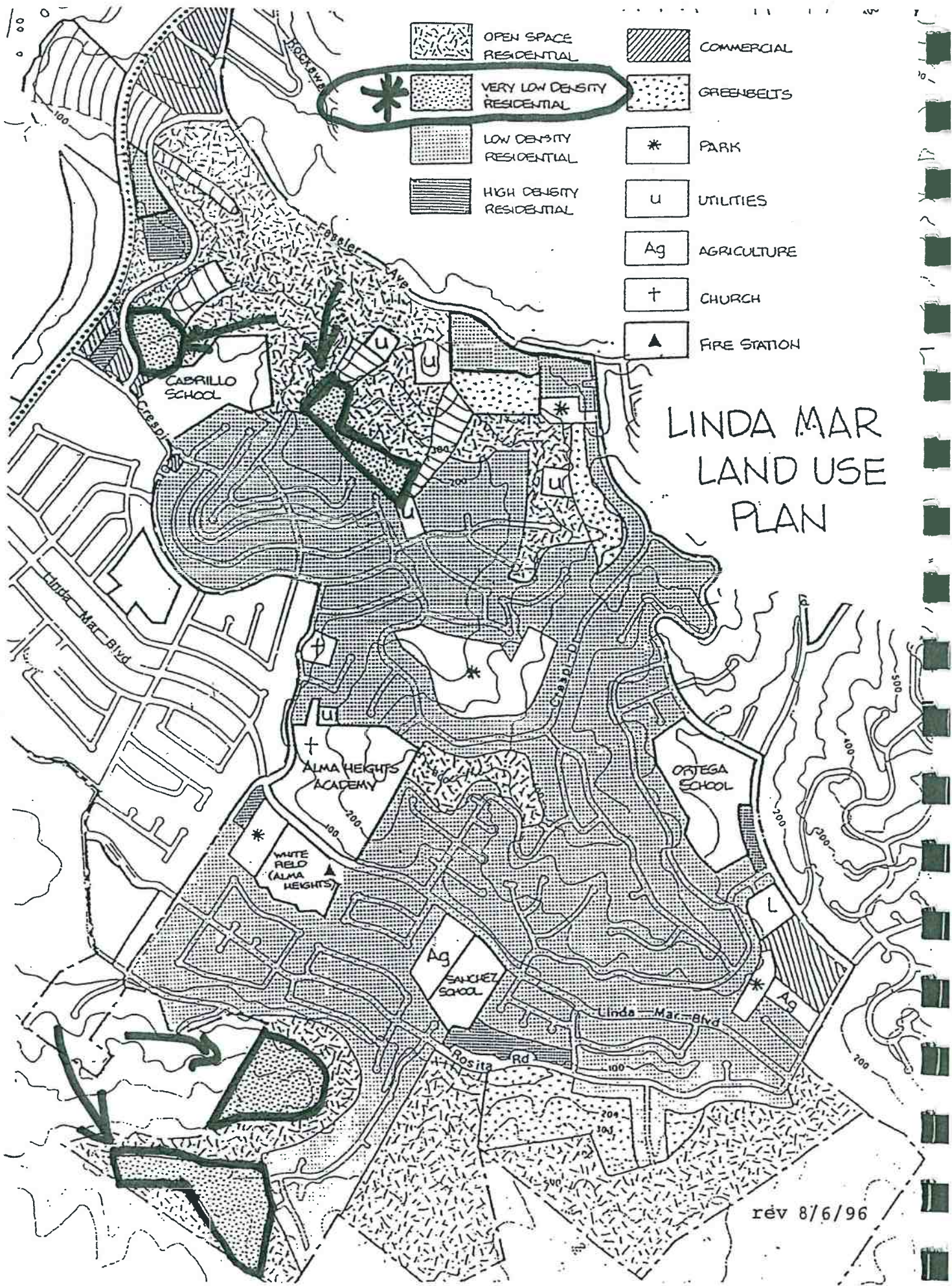
-  VERY LOW DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  COMMERCIAL
-  PARKS
-  GREENBELTS
-  OPEN SPACE RESIDENTIAL














EAST FAIRWAY PK.-VALLEMAR-
ROCKAWAY LAND USE PLAN



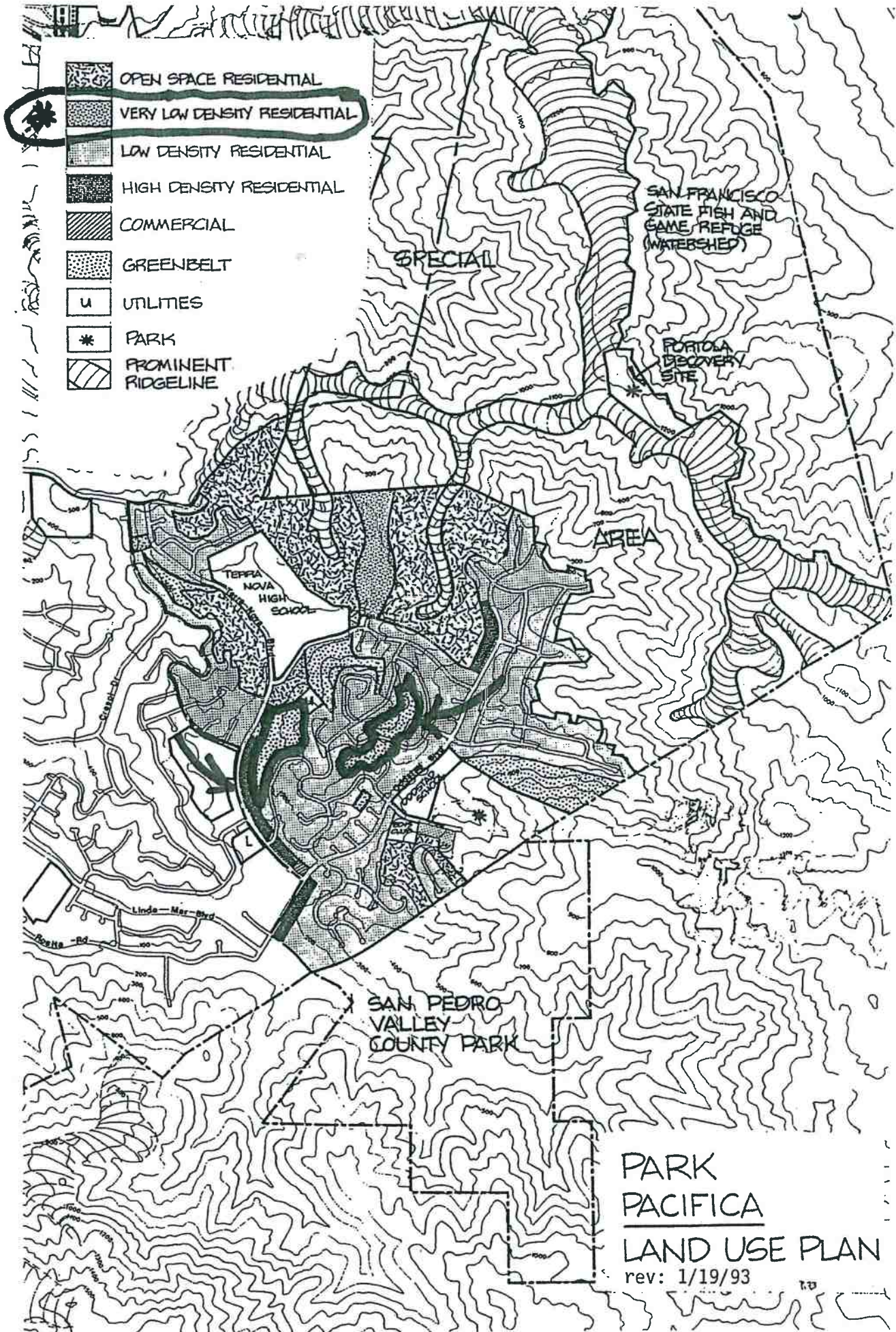
WEST LINDA MAR
VALID ILLUSTRATION



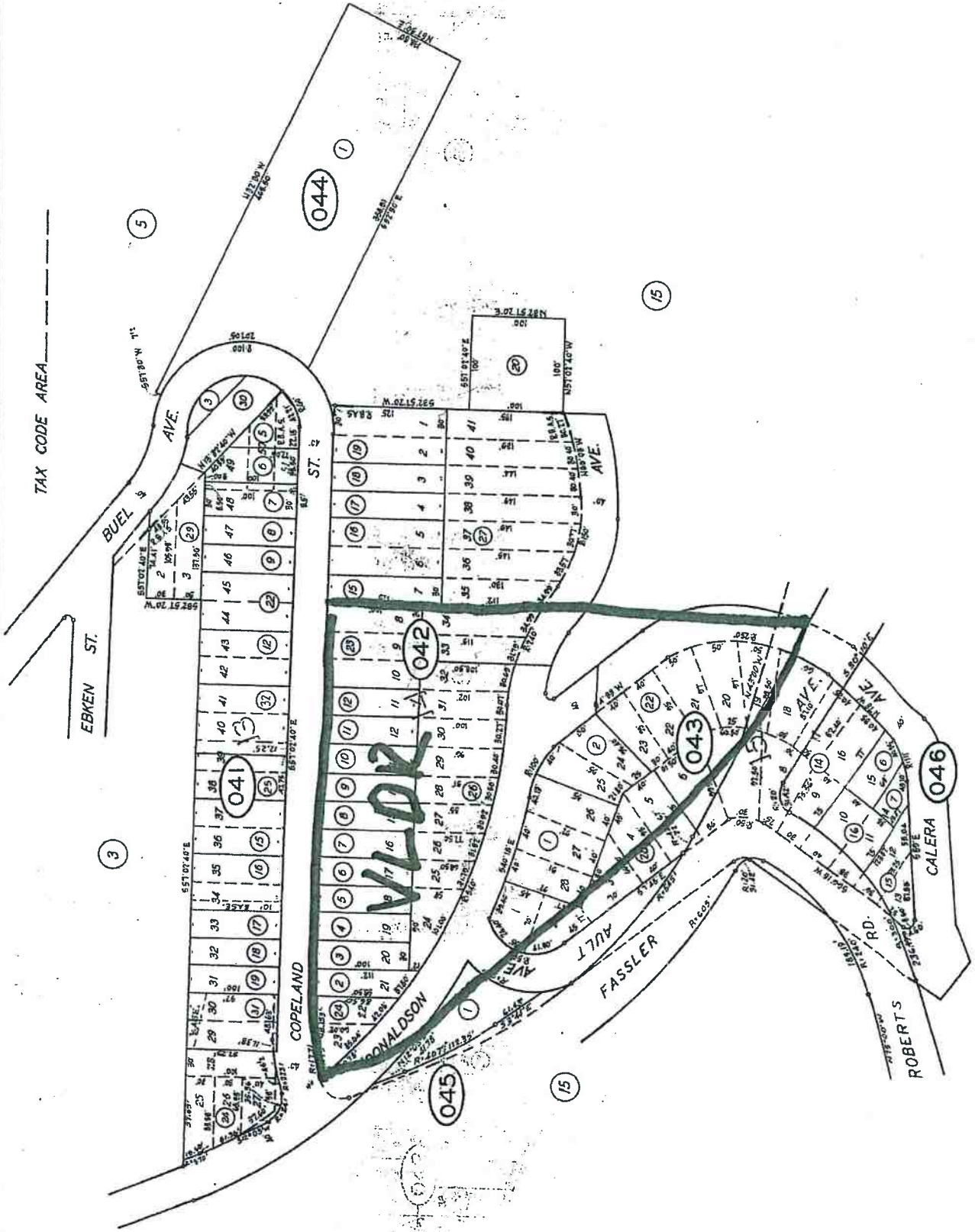
-  OPEN SPACE RESIDENTIAL
-  VERY LOW DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  COMMERCIAL
-  GREENBELTS
-  PARK
-  UTILITIES
-  AGRICULTURE
-  CHURCH
-  FIRE STATION

LINDA MAR LAND USE PLAN

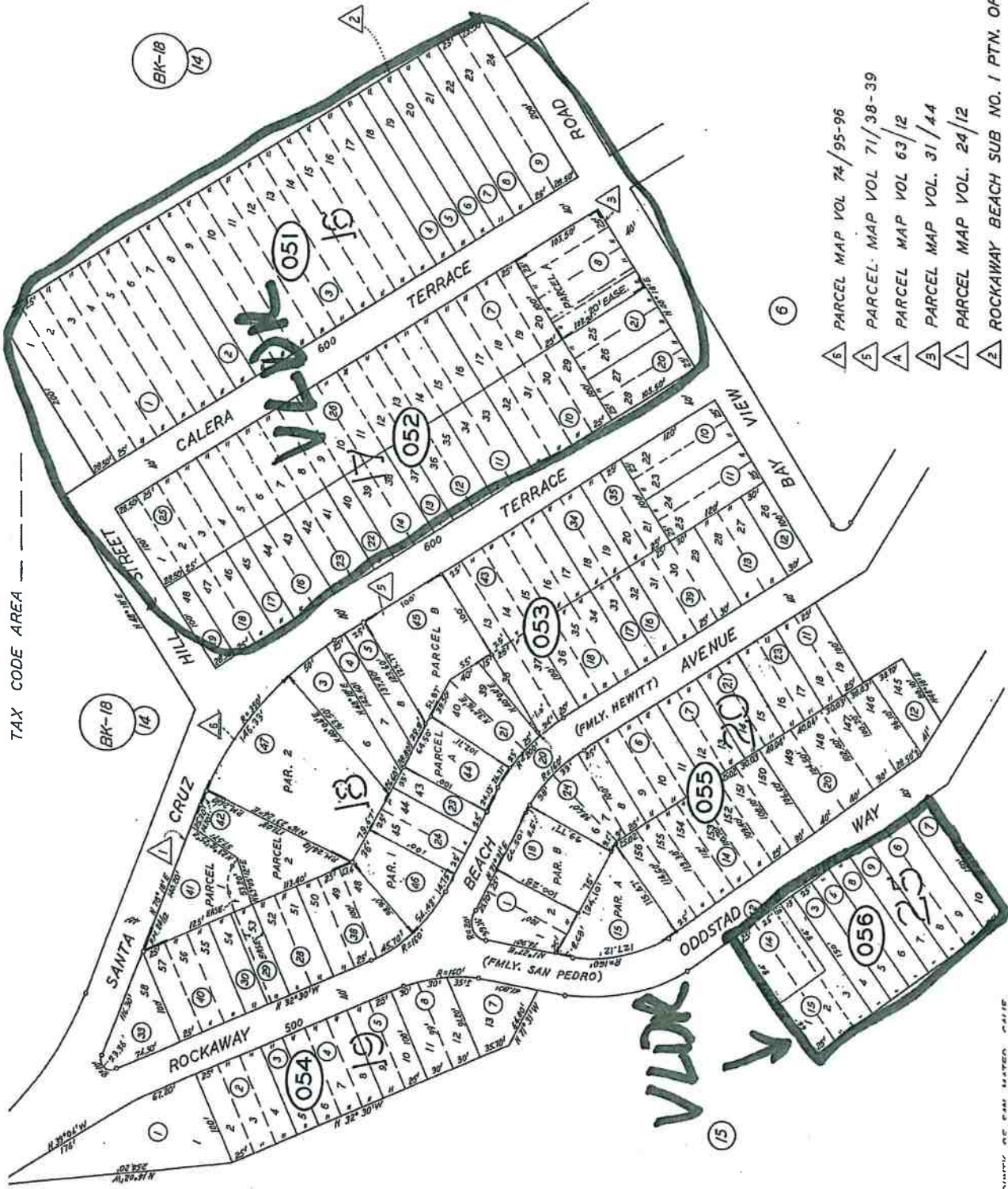
rév 8/6/96



**PARK
PACIFICA**
LAND USE PLAN
rev: 1/19/93

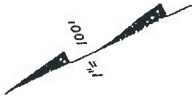


TAX CODE AREA



- △ 6 PARCEL MAP VOL 74/95-96
- △ 5 PARCEL MAP VOL 71/38-39
- △ 4 PARCEL MAP VOL 63/12
- △ 3 PARCEL MAP VOL. 31/44
- △ 1 PARCEL MAP VOL. 24/12
- △ 2 ROCKAWAY BEACH SUB NO. 1 PTN. OF — RSM 6/53

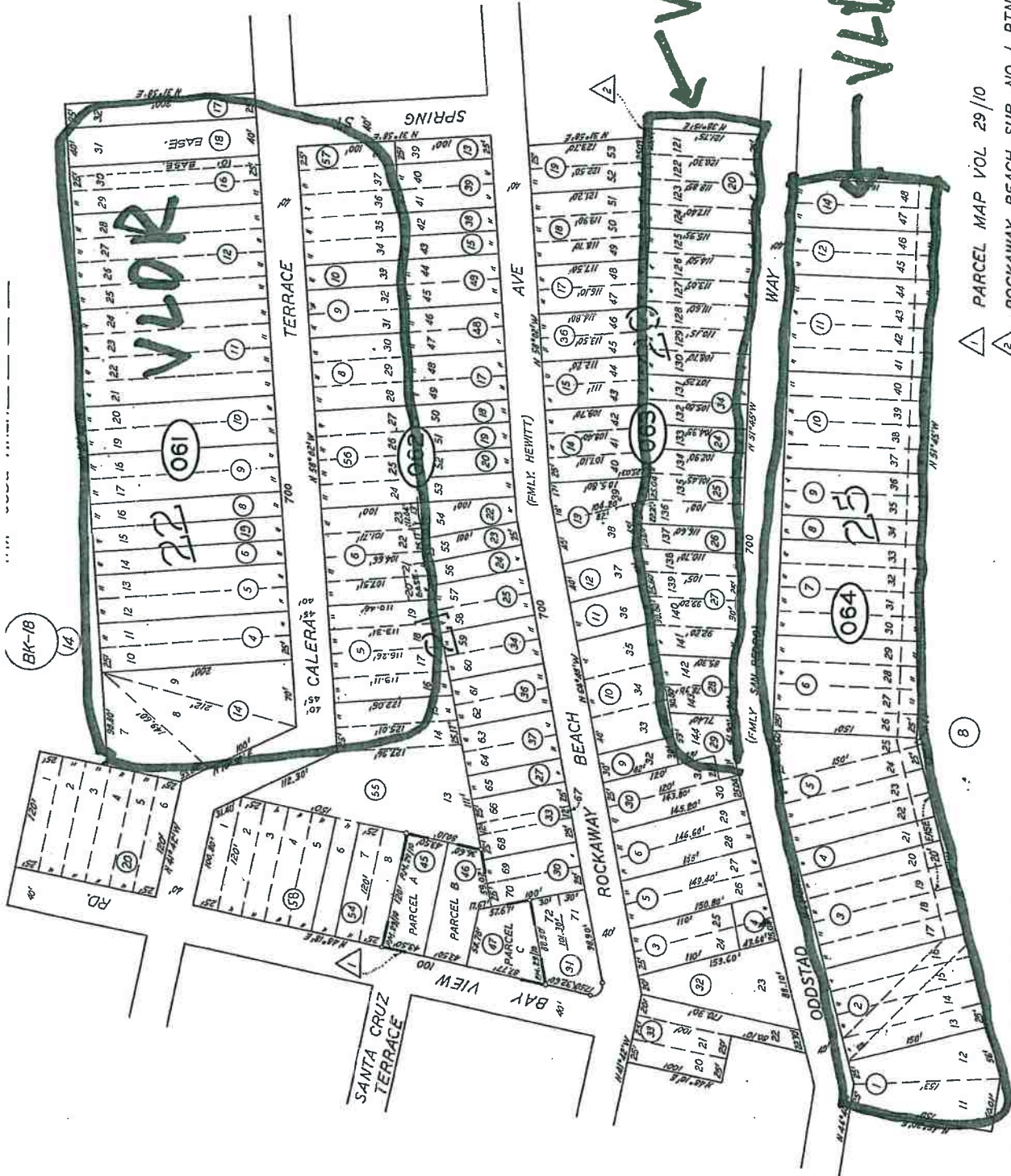
REPRODUCED FROM THE COUNTY OF SAN MATEO OFFICIAL RECORDS



7

5

8



- 1 PARCEL MAP VOL 29/10
- 2 ROCKAWAY BEACH SUB NO. 1 PTN OF - RSM 6/53

RECORD MAP COUNTY OF SAN MATEO, CALIF.

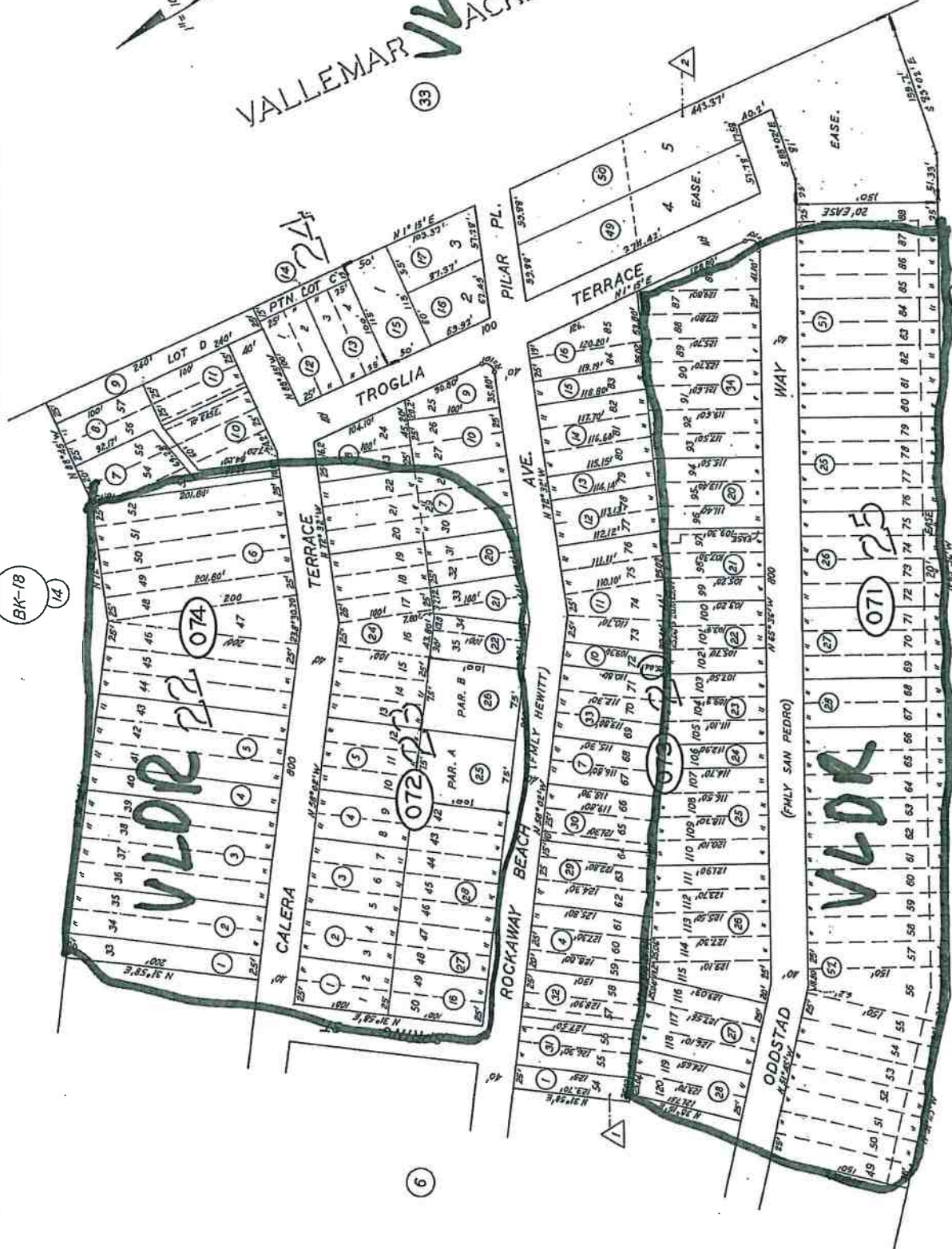


VALLEMAR VLDOR ACRES

(39)

1/4" = 100' SCALE

BK-13
14

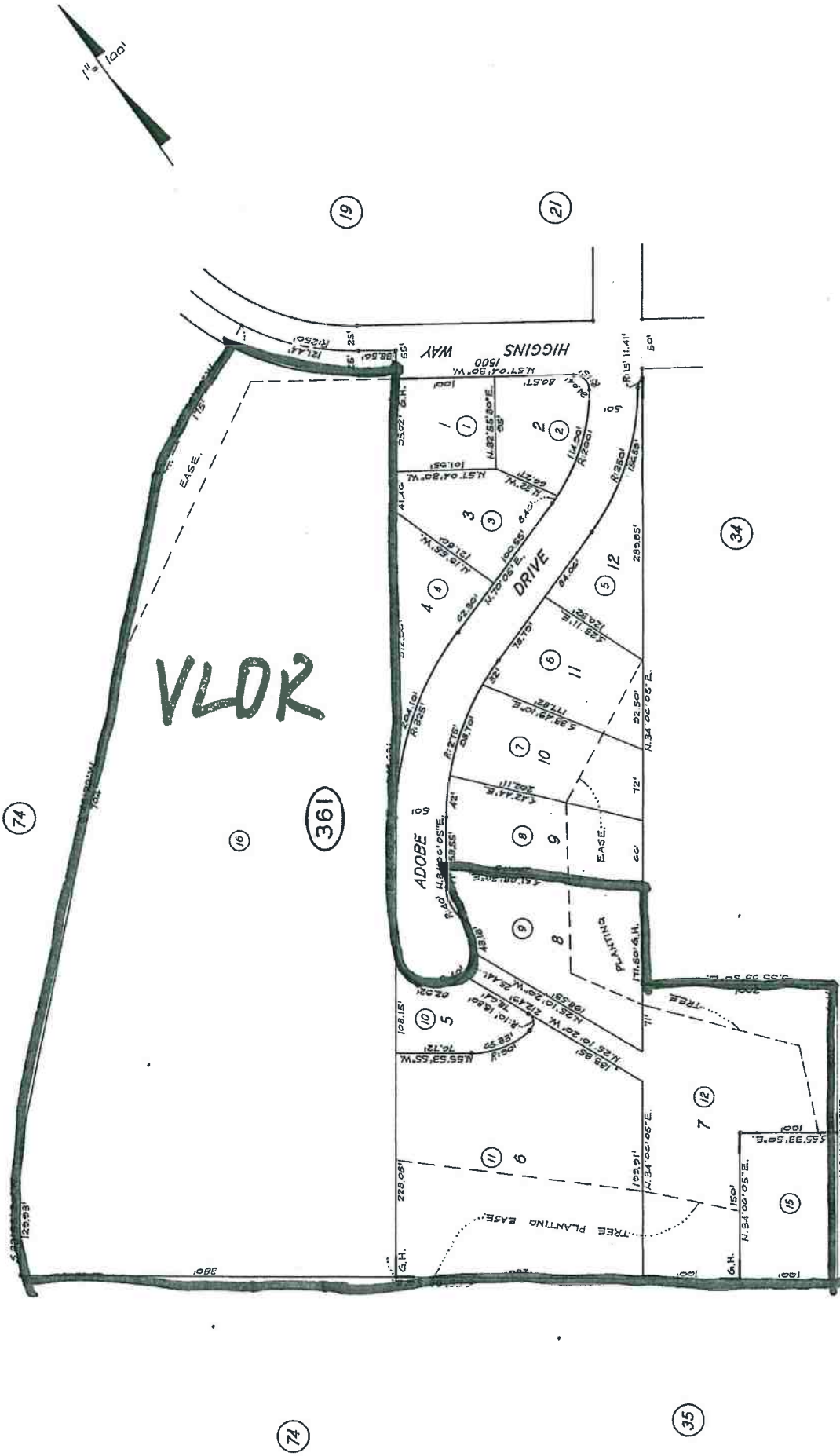


(10) ROCKAWAY BEACH SUB. NO.1 PTN. OF — R.S.M. 6/53

(2) CRYSTAL TERRACE RSM 122/18-20

(9) BADERI MAP V01 66/90-91

TAX CODE AREA



△ GROVES HEIGHTS RSM 53 / 35
 CITY OF PACIFICA
 LAGUNA SALADA SCHOOL DISTRICT

ASSESSOR'S MAP COUNTY OF SAN MATEO CALIF.



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Staff Report

DATE: February 16, 2016

FILE: PSD-792-15

CDP-349-15

ITEM: 2

SUB-225-15

S-113-15

STATUS: Project continued from the Planning Commission meeting on February 1, 2016, to allow staff to meet with the applicant to resolve issues and address Planning Commission concerns.

APPLICANT: David Blackman
375 Keith Ave.
Pacifica, CA 94044

OWNER: David Colt
1397 Grand Ave.
Pacifica, CA 94044

PROJECT LOCATION: 500 San Pedro Avenue (APN 023-073-190) – Pedro Point Neighborhood

PROJECT DESCRIPTION: Construct four detached motel rooms, ranging in size from 405 square feet (s.f.) to 519 s.f., on a vacant lot at 500 San Pedro Avenue. As part of the project, the existing lot of 11.68 acres will be subdivided into two lots: Lot 1 will be 0.33 acres (14,408 s.f.) and Lot 2 will be 11.34 acres. All proposed development is within the boundaries of Lot 1.

SITE DESIGNATIONS: General Plan: Lot 1 - Commercial
Lot 2 - Open Space Residential

Zoning: Lot 1 - C-2 (Community Commercial) | CZ (Coastal Zone Combining District)
Lot 2 - R-1 (Single-family Residential) | HPD (Hillside Preservation District) | CZ (Coastal Zone Combining District)

RECOMMENDED CEQA STATUS: Class 3 Categorical Exemption, CEQA Guidelines Section 15303; Class 15 Categorical Exemption, CEQA Guidelines Section 15315.

ADDITIONAL REQUIRED APPROVALS: Subject to appeal to the City Council and Coastal Commission. Final subdivision map approval by City Engineer.

RECOMMENDED ACTION: Approval with conditions.

PREPARED BY: Kathryn Farbstein, Assistant Planner

BACKGROUND

On February 1, 2016, the Planning Commission conducted a public hearing, reviewed the project, and continued the item to its next meeting on February 16, 2016. Four members of the public spoke during the public hearing. Half the public commenters expressed concerns about the motel development having a negative impact on the Pedro Point neighborhood due to noise, insufficient on-site security, and a belief that encouraging a transient population of motel visitors may cause additional, unspecified neighborhood impacts. Two members of the public spoke in support of the project by describing the small scale design as impressive and interesting, pointing out that motel development would result in transit occupancy tax generated for the City, and that this type of motel use is the wave of the future.

The Planning Commission also expressed concerns regarding different aspects of the project and requested that staff address those concerns before bringing the project back to the Commission. The Commission expressed the greatest concern regarding conditions of approval recommended by the North County Fire Authority (NCFA) to ensure that those conditions are appropriate for the project. Other areas of concern included potential security problems due to a lack of on-site management; adequacy of off-street parking spaces to accommodating guests, motel vendors (i.e. housekeepers), and possible unauthorized beach parking; and, details related to signage. The Commission encouraged staff to resolve these issues with the applicant.

NCFA REQUIREMENTS

On February 2, 2016, NCFA and Planning Department staff met the applicant to walk the entire project site and to discuss the NCFA conditions of approval. The applicant subsequently submitted a request to waive the apparatus turnaround due to the steep topography on the project site (Condition No. 45 in Attachment b from the Planning Commission meeting of February 1, 2016). The applicant also submitted revised drawings proposing grooved concrete paving for the driveway to accommodate a grade increase from 10 percent to 15 percent (Condition No. 44 in Attachment b from the Planning Commission meeting of February 1, 2016). This information provided by the applicant is attached to this report (Attachment c).

Richard Johnson, Deputy Fire Chief/Fire Marshal for the Fire Prevention Services Bureau of NCFA, has reviewed each of the conditions of approval previously recommended to the Planning Commission on February 1, 2016. Based on the new information provided by the applicant and after conducting a site inspection with the applicant, Deputy Fire Chief Johnson has revised his recommended conditions of approval. Below is the original condition of approval provided to the Planning Commission with an explanation from Deputy Fire Chief Johnson as to how the condition should be applied now in light of new information provided by the applicant and the site inspection. The conditions that have been satisfied have been removed from the attached revised conditions of approval.

- Condition No. 37: *The applicant shall provide a fire sprinkler system per PMC Section 1003.2 for R-1 occupancy with Fire Department Code (FDC) connections on the edge of the roadway. Each FDC connection shall have a sign designating which building they serve.*

Response: Deputy Fire Chief Johnson has reviewed the revised design of the project and determined that the current design does not require a FDC; therefore, this condition is withdrawn.

- Condition No. 38: *Fire sprinklers shall be centrally monitored by a third party.*

Response: Third-party fire sprinkler monitoring provides early detection and notification of a fire to emergency responders. Deputy Fire Chief Johnson has determined that since he has waived Condition No. 45 related to a fire apparatus turnaround; due to the difficult access up the driveway for the fire apparatus with the steeper 15 percent grade granted under Condition No. 44; due to the lack of on-site management; and, due to the location in an area surrounded by vegetation, this condition of approval shall remain in place.

- Condition No. 39: *The applicant shall provide a horn strobe on the road side of each building for the fire sprinkler systems.*

Response: Deputy Chief Johnson has determined that this condition is still required.

- Condition No. 40: *The applicant shall provide a fire flow of 750 gallons per minute for 2 hours per 2013 CFC Appendix B Table B105.1. This includes a 50% exemption from the 1,500 gallons per minute standard in Section B105.1.*

Response: The applicant has provided the required fire flow information from the North Coast County Water District; therefore, Deputy Fire Chief Johnson has determined this condition has been satisfied.

- Condition No. 41: *The applicant shall provide a fire hydrant per 2013 CFC Appendix C Table C105.1. The applicant shall install the fire hydrant either along the driveway or within three feet of either side of the entry driveway at the front property line to the satisfaction of the Fire Chief or designee.*

Response: Deputy Chief Johnson has determined that this condition is still required. The provisions of 2013 CFC Appendix C, Table C105.1, as modified by Note (d), require that the maximum distance from any point on a street or road frontage to a hydrant shall be 200 feet. The internal road frontage on the applicant's drawings is 197 feet. Therefore, applicant must install a fire hydrant either along the driveway or within three feet of either side of the entry driveway at the front property line. Since applicant's plans

indicate a driveway width of 20 feet, the fire hydrant must be installed within three feet of either side of the entry driveway along the front property line.

- Condition No. 42: *Fire Access shall be provided per 2013 CFC Appendix D, Section D102 to the satisfaction of the Fire Chief or designee.*

Response: Deputy Chief Johnson has determined that the fire apparatus access has been provided as depicted in the site plans; therefore, this condition has been satisfied.

- Condition No. 43: *The minimum width of the road (for purposes of the NCFCA conditions, the onsite driveway is considered the road that provides fire access to the site) shall be 26 feet per 2013 CFC Appendix D, Section D103.1 if a fire hydrant is located on the road. Otherwise, the minimum width of the road shall be 20 feet.*

Response: Deputy Fire Chief Johnson has determined that per the submitted plans, the fire apparatus access road is 20 feet wide to the end of the roadway; thus, satisfying this condition. Because the roadway width will be 20 feet, applicant may not install the required fire hydrant along the roadway.

- Condition No. 44: *The maximum grade of the road shall be 10% as required in 2013 CFC Appendix D, Section D103.2 unless an exception of up to 15% grade is granted by the Fire Chief or designee of the NCFCA.*

Response: The applicant submitted a revised plan on February 2, 2016, which shows a grooved (textured) concrete roadway from San Pedro Avenue to the end of the project driveway. Deputy Chief Johnson accepted this alternate roadway surface thereby increasing the maximum grade allowed to 15%. Thus, the applicant has satisfied this condition. The grooving/texturing of the concrete for those driveway sections exceeding 10% grade must conform to California Department of Transportation (Caltrans) Standard Specifications 2015 40-1.03H(3) "Final Finishing." The standard for finishing shall apply, but the standard for construction shall not apply.

- Condition No. 45: *The applicant shall provide an approved turnaround as required by 2013 CFC Appendix D, Section D103.4 and Table D103.4 Dead Ends to the satisfaction of the Fire Chief or designee.*

Response: The applicant submitted a letter requesting a waiver of the condition due to steep topography at the top of the project site which is the only possible location for a turnaround. After conducting a site inspection on February 2, 2016, and reviewing the request, Deputy Fire Chief Johnson granted this exception for the reasons stated in the applicant's letter as confirmed by the site visit; thus, this condition has been withdrawn.

- Condition No. 46: *The applicant shall provide portable fire extinguishers as required by 2013 CFC Chapter 9, Section 906.1 in each of the separate motel units to the satisfaction of the Fire Chief or designee.*

Response: Deputy Chief Johnson has determined that this condition is still required.

- Condition No. 47: *The applicant shall install all fire service features as required by 2013 CFC Chapter 5, Section 501.4 prior to commencement of any vertical building construction on the site, to the satisfaction of the Fire Chief or designee.*

Response: This condition pertains to the roadway and the fire hydrant to ensure that the NCFAs have the fire services needed to put out fires once construction has started on the buildings. However, this condition does not apply to the other utilities for the project. Deputy Fire Chief Johnson has determined that this condition is still required.

SECURITY CONCERNS

The Commission and members of the public expressed concerns regarding the security of the project due to lack of on-site management. The four detached motel units will be rented out by making reservations online through a website or by phone. Guests will receive access codes that provide entry into the rooms without the need of keys. The applicant explained how the site will be maintained and housekeeping services provided through an off-site contractor. However, the applicant's explanation regarding how the security and management of the motel units will be implemented did not satisfy the majority of the Commission.

Staff spoke with the applicant regarding options to provide additional security at the site to ensure that the remotely managed motel operation will not cause negative neighborhood impacts such as excessive noise and illegal parking. The applicant has indicated that different methods of security are being investigated and that some of these systems can be activated by alerts on smart phones. Remotely operated video and audio recording devices can be placed on the property to monitor activities around the outside of each motel unit and along the driveway. The applicant also pointed out that the three partners that will operate the motel live in the vicinity and one partner lives within 200 feet of the site. To ensure that the recording devices are placed on the property, activated, and maintained continuously, staff is recommending a new condition which has been added to Attachment b.

The Planning Commission and staff discussed other options that would help address security concerns as a result of the remotely operated motel. The option preferred by staff is to require the applicant return to the Planning Commission after operating the motel for one year to determine if there are unanticipated issues that need to be resolved. The applicant stated that they are willing to have an on-site manager for one year; however, staff believes that allowing

the motel to be remotely managed for one year will better enable the Planning Commission to identify any issues that come up after the motel has been in operation for some time. The review after the motel is in operation would allow the Planning Commission to make any adjustments by adding or modifying conditions as necessary to address problems. Thus, staff recommends a new condition of approval to require a review of the project after the motel has operated for one year.

OFF-STREET PARKING

The project as proposed complies with Pacifica Municipal Code Section 9-4.2818(b)(1) which requires one parking space per lodging room plus one additional parking space for the office or manager quarters. In this case, due to the motel being operated with no on-site manager, four spaces are required. The applicant has provided four parking spaces on-site.

The proposed driveway width of 20 foot is the minimum width required to provide emergency vehicle access. To ensure that emergency vehicle access is provided along the driveway, staff recommends a condition of approval to require red curbs along the driveway and signage posted to prohibit parking. The applicant has offered to provide an additional parking space at the top of the property, near Unit 4. Staff has determined that there is sufficient space to provide the additional parking space. If Planning Commission determines that additional onsite parking is needed beyond the five spaces proposed, the project can be redesigned by relocating the four units closer together or eliminating one of the units to provide additional parking spaces. However, staff believes that the additional parking space that can be provided on site would be sufficient to meet the demands generated by motel operation and a condition to that effect has been added.

SIGNAGE

The applicant has informed staff that they are willing to provide the type of signage suggested by the Planning Commission for its remotely managed motel. Condition of approval No. 5 originally recommended by staff specified that information placed on the signage be consistent with the visitor-serving commercial use, in that the location of the sign needs to be visible to visitors to the area, and the sign must include information explaining how a visitor may reserve a room. In addition, staff recommended the signage should be constructed of high quality materials.

Responding to Planning Commission concerns, staff has recommended a new condition stating that the signage must have contact information for the motel manager in order to allow concerned parties to report disruptive activities and problems. In addition, information clearly posted within each unit should be provided to allow occupants to contact motel management to address any issues or problems that may arise when staying in one of the units.

SUMMARY

Staff believes that many of the issues raised by the Planning Commission and others during review of project at 500 San Pedro Avenue at the last meeting have been addressed in this staff report and the revised conditions of approval. Deputy Fire Chief Johnson has reviewed each of the NCFAs conditions of approval and provided a response to each condition. More than half of those conditions have been satisfied. Staff has addressed concerns regarding security, parking and signage by recommending new conditions of approval

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission find that the project is exempt from CEQA; **APPROVE** Site Development Permit PSD-792-15, Coastal Development Permit CDP-349-15, Subdivision SUB-225-15, and Sign Permit S-113-15 by **ADOPTING** the attached resolution for the proposed four unit detached motel and one lot subdivision at 500 San Pedro Avenue, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference.

Attachments:

- a. Resolution
- b. Exhibit A Conditions of Approval - Revised
- c. Additional Information Provided by Applicant
- d. Planning Commission Packet from February 1, 2016

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SITE DEVELOPMENT PERMIT PSD-792-15, COASTAL DEVELOPMENT PERMIT CDP-349-15, TENTATIVE SUBDIVISION MAP SUB-225-15, AND SIGN PERMIT S-113-15, SUBJECT TO CONDITIONS, FOR A FOUR ROOM MOTEL DEVELOPMENT KNOWN AS THE “ANCHOR INN” AND A TWO LOT SUBDIVISION AT 500 SAN PEDRO AVENUE (APN 023-073-190), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: David Blackman (“Applicant”)

WHEREAS, Applicant has submitted an application on behalf of the property owner, David Colt, to subdivide one lot into two lots and to construct a motel development on one of the lots (“Project”); and

WHEREAS, the Project is located within the Coastal Zone appeal area; and

WHEREAS, notice of the public hearing was posted in three places within the vicinity of the site as necessary for projects seeking approval of a Coastal Development Permit; and

WHEREAS, the Planning Commission has determined that the project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15303 and 15315; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on February 1, 2016, and continued the item to February 16, 2016, to allow staff and Applicant to resolve issues of concern for the motel project regarding the North County Fire Authority conditions of approval, security due to lack of onsite management, sufficient onsite parking, and appropriate signage; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on February 16, 2016, 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:

- A. The above recitals are true and correct and material to this Resolution.

- B. In making its findings, the Planning Commission relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.
- C. The Project is categorically exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Sections 15303 and 15315 (14 Cal. Code Regs. §§ 15303, 15315) 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 make the following findings:

A. *Site Development Permit.* The Planning Commission does not make any of the following findings that would preclude issuance of a site development permit under PMC Section 9-4.3204:

- 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.*

The location, size and intensity of the proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern because the site is located in a commercial area with commercial uses already existing to the north (across San Pedro Avenue), east and west of the proposed motel development. Public right of way improvements will be constructed as per City standards which will improve vehicular and pedestrian access in the area.

- 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.*

Accessible off-street parking that satisfies the parking requirements is provided for the project. The swing type parking configuration allows cars to back up the driveway in order to exit the site facing forward which is more convenient to enter San Pedro Avenue. In addition, the Planning Commission required an additional off-street parking space in order to accommodate parking by motel maintenance staff and motel visitors.

- 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.*

Sufficient landscaped areas are provided around each of the units and throughout the subject site that are available. No storage areas or large

expanses of paved areas are proposed other than the required driveway. Each of the units will have a private deck area and access to landscaping around the units.

- 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.*

The proposed development will not unreasonably restrict light or air on the property or other property in the neighborhood in that the units are separated from each other which breaks up the overall mass of the project, allowing more light and air to flow around the individual units. The maximum proposed height for any unit is 20 feet which is consistent with other commercial and residential buildings in the neighborhood and substantially less than the 35 foot height limit allowed. The project is attractively designed; and therefore, will not impair the value of adjacent properties 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.*

The proposed commercial development is small in scale and consists of individual motel units, which is more consistent with the nearby residential patterns of development. In addition, the Planning Commission has required installation of video and audio monitoring equipment to allow the off-site manager to observe and monitor site conditions continuously in order to maintain the site in an orderly manner, especially with respect to unruly gatherings, noise, and parking. Furthermore, signage on-site and information posted within each motel room will contain contact information for the off-site motel manager so that interested individuals and guests may conveniently lodge complaints with the manager. Therefore, the project will not be detrimental to the character or value of the nearby residential neighborhood.

- 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.*

The proposed development will not excessively damage or destroy natural features of the site in that the site has been previously cleared. The natural grade will be minimally impacted due to the construction method utilized of placing each of the motel units on piers in order to limit the amount of grading needed. Furthermore, due to the grooved concrete paving of the driveway, the grade of the driveway may be constructed at up to 15 percent grade, thereby

reducing the amount of on-site grading and disturbance associated with the project.

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

The applicant is proposing two different building styles and each motel unit will have decks that are unique to that unit. Different siding materials will be placed on the exterior of the buildings and different roof lines incorporated to create design diversity and visual interest in the project. For these reasons, the project will not result in buildings that have a monotonous or plain external appearance.

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

The proposed motel development is consistent with the Design Guidelines for several reasons. The proposed design of each motel unit with large view windows and decks, which creates consistency in design among the four units, is similar in appearance to the smaller beach cottages in the neighborhood. At a maximum height of 20 feet, the scale of the four proposed buildings is compatible with the surrounding structures as encouraged by the Design Guidelines. The applicant proposes to use a variety of earth tones that change with the types of materials proposed on the exterior of building which is a design element also encouraged in the Design Guidelines.

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

The proposed development is consistent with the General Plan and other applicable laws in that the commercial development proposed on the site is consistent with the General Plan designation and zoning development standards. The project is consistent with General Plan policies to upgrade and maintain neighborhoods (Community Design Element Policy No. 2), and to protect and enhance the individual character of each neighborhood (Land Use Element Policy No. 8). In addition, the use is considered visitor serving which is required under the Local Coastal Plan. The Local Coastal Plan policy to be visually compatible with the surrounding area is also satisfied by this project with the four individual motel units that resemble existing beach cottages in the Pedro Point neighborhood. The project also complies with all zoning standards and all other PMC requirements.

- B. *Coastal Development Permit.* The Planning Commission hereby makes the following findings required by PMC Section 9-4304(k) prior to issuance of a Coastal Development Permit:

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

The Local Coastal Plan requires visitor serving commercial uses in the Coastal Zone. The four unit motel is considered a visitor serving commercial use as listed in PMC Section 9-4.4302(av) under the definition of a visitor serving use.

- ii. *Where the Coastal Development Permit is issued for a development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act Public Resources Code Division 20.*

The subject site is not located between the nearest public road and the shoreline; therefore, this Coastal Development Permit finding does not apply in this case.

- C. *Subdivision.* The Planning Commission hereby makes the following findings required by PMC Section 10-1.407(c) for approval of a vesting tentative map:

- i. *General Plan consistency:* The General Plan designation does not have a density standard for commercial lots. However, the lot size for Lot 1 as proposed is consistent with the minimum lot size in the C-2 zoning district, suggesting consistency with the General Plan Commercial designation. The General Plan designation of OSR requires a density of more than 5 acres per unit. After the subdivision, Lot 2 will consist of more than 11 acres and contain a single family dwelling which is consistent with the OSR density requirements.
- ii. *Specific Plan consistency:* There are no specific plans that apply to this site.
- iii. *Local Coastal Program consistency:* The subdivision will allow Lot 1 to be separate lot. Proposed on Lot 1 is a four unit detached motel project that is considered a visitor-serving commercial use which is consistent with the Local Coastal Program.
- iv. *Zoning consistency:* As proposed, Lot 1 and Lot 2 are consistent with the zoning standards in that each lot satisfies the minimum development standards, as denoted in the Zoning Standards Conformance chart, which requires at least a 50 foot lot width and minimum lot area of 5,000 square feet for each newly created lot. Lot 1 has 59 feet in width and it is more than 14,000 square feet in size. Lot 2 is 75 feet in width (measured beyond the driveway access) and more than 11 acres in size.

D. *Sign Permit.* The Planning Commission hereby makes the following findings required by PMC Section 9-4.2906(b) for approval of a sign permit for a freestanding sign:

- i. *A freestanding sign is necessary for the business or businesses located on the premises to achieve a reasonable degree of identification.*

The freestanding sign is necessary to ensure that customers that want to stay in the motel rooms can easily find the project. The project is not a typical motel and the proposed monument sign will make the project more easily identifiable.

- ii. *The sign is consistent with the intent and provisions of this article.*

The size and location of the sign as proposed will not endanger the public safety or obstruct the vision necessary for traffic safety in that the sign will be located on private property with a setback from the street a sufficient distance to ensure that visibility for motorists and pedestrians is not blocked. The design of the sign will draw attention to the new business to the area and reflects the anchor logo proposed for the motel. The proposed small scale and attractive design of the monument sign will increase the visibility of the motel use as well as making a positive impression upon both visitors to and residents of the Pedro Point neighborhood.

- iii. *The sign does not exceed the square footage set forth in subsection (3) of subsection (a) of this section.*

The proposed sign of 12.5 square feet does not exceed the maximum allowable sign area for the site of 44 square feet.

- iv. *The sign does not exceed a height of twenty (20') feet above the sidewalk or paved area over which it is erected.*

The maximum height of the proposed monument sign is four feet in height which does not exceed the maximum allowed height limit of 20 feet.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves the Site Development Permit PSD-792-15, Coastal Development Permit CDP-349-15, Subdivision SUB-225-15, and Sign Permit S-113-15, for a subdivision and development of one of the lots with four detached motel units at 500 San Pedro Avenue (APN 023-073-190), subject to conditions of approval attached as Exhibit A.

* * * * *

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 16th day of February, 2016.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Richard Campbell, Chair

ATTEST:

APPROVED AS TO FORM:

Tina Wehrmeister, Planning Director

Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Site Development Permit PSD-792-15, Coastal Development Permit CDP-349-15, Subdivision SUB-225-15 and Sign Permit S-113-15, to Construct Four Detached Motel Units (Anchor Inn) and Subdivide One Lot into Two Lots at 500 San Pedro Avenue (APN 023-073-190)

Planning Commission Meeting of February 16, 2016

Planning Department

1. Development shall be substantially in accord with the plans entitled “Anchor Inn 500 San Pedro Avenue” consisting of twelve (12) sheets, and dated October 11, 2015, except as modified by the following conditions.
2. That the approvals are valid for a period of two years from the date of final determination, except that the Coastal Development Permit is valid for a period of one year. If the use(s) 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. Notwithstanding this condition, extensions of the approval of the tentative subdivision map shall be governed by Government Code Section 66410 *et seq.* (Subdivision Map Act).
3. Prior to the issuance of a building permit, Applicant shall submit information on all final exterior finishes, including colors and materials, and the same colors and materials as presented to the Planning Commission, with the exception that the exposed concrete piers shall be stained dark brown or dark green, subject to approval of the Planning Director. The roofing material shall comply with the 2013 Energy Code.
4. The motel site (Lot 1) shall be well maintained, and cleaned on a regular basis including removal of trash, debris, litter from trash receptacles, parking and landscaping areas, and including interior room housecleaning to the Planning Director’s satisfaction.
5. Applicant shall install and maintain in substantial conformance to this condition a sign identifying the motel site as a requirement for the project to be considered a visitor-

serving use. Applicant shall revise the freestanding sign to include the name of the motel, the address of the site, and sufficient information on the sign such as the telephone number and/or web address in order to allow visitors to make reservations. The sign shall be constructed of high-quality materials compatible with the building architecture and of the dimensions stated in the plans approved by the Planning Commission. All signage shall be designed, located on the site and constructed to the Planning Director's satisfaction prior to issuance of a certificate of occupancy.

6. The applicant shall comply with C.3.i of the Municipal Regional Stormwater Permit for projects that create less than 10,000 square feet of impervious surface. The site design measure shall be clearly identified on the plans and incorporated into the project prior to building permit issuance.
7. The applicant shall comply with the requirements as specified in PMC Title 5, Chapter 27, Article 3, Hotel, Motel and Multiple Dwelling Security, Minimum Standards.
8. 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. 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.
9. All transformers, HVAC units, backflow preventors 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.
10. 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 issuance of a building permit, Applicant shall provide construction details for the enclosure for review and approval by the Planning Director.

11. If applicable, 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.
12. All vents, gutters, downspouts, flashing, and conduits shall be painted to match the colors of adjacent building surfaces. In addition, any mechanical or other equipment such as HVAC attached to or protruding from the building shall be appropriately housed and/or screened to the Planning Director's satisfaction.
13. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever possible.
14. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
15. Prior to the issuance of a building permit, Applicant shall submit a detailed on-site exterior lighting plan for review and approval by the Planning Director. Said plan shall indicate fixture design, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties. Lighting shall be directed away from adjacent residences. Buffering techniques to reduce light and glare impacts to residences shall be required. Building lighting shall be architecturally integrated with the building style, materials and colors and shall be designed to minimize glare. Show fixture locations, where applicable, on all building elevations.
16. 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'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.

17. 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.
18. 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 issuance of a building permit.

Engineering Division of Public Works Department

19. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
20. Roadways shall be maintained clear of construction materials and debris, especially mud and dirt tracked onto San Pedro Avenue. Dust control and daily road cleanup will be strictly enforced.
21. 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.
22. All proposed sanitary sewer systems and storm drain systems up to their connection to the existing mains shall be privately maintained.
23. Existing curb, sidewalk or other street improvements adjacent to the property frontage that is damaged or displaced shall be repaired or replaced as deemed by the City Engineer even if damage or displacement occurred prior to any work performed for this project.
24. Applicant shall grind and 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 along San Pedro Avenue. All pavement markings and markers shall be replaced in kind.
25. Landscaping in the right of way shall consist of pure native plants and to the satisfaction of the City Engineer.

26. Prior to issuance of a building permit, the applicant shall provide an erosion control plan.
27. The applicant shall install all utilities underground from the nearest joint pole or box.
28. The applicant shall provide a site survey of entire parcel stamped and signed by a Land Surveyor licensed by the State of California. The survey shall include, but not be limited to, the following: location and dimensions of property line, location of streets and easements, existing buildings, topographic contour lines, trees/landscape, miscellaneous structures, etc. The purpose of the site survey is to accurately verify compliance with items such as setback dimensions, heights of buildings from established contours, compliance with heritage tree ordinance, etc.
29. The applicant shall provide a Sight Distance Analysis at the entrance, which shall be signed and stamped by a registered engineer.
30. The applicant shall submit a final map to the Engineering Division for approval by the City Engineer. All required monumentation shall be shown on the map and set prior to recordation of the map.
31. Applicant shall enter into a Subdivision Improvement Agreement with the City of Pacifica (subject to the approval of the City Attorney and City Engineer) to construct all on-site and off-site improvements, as depicted on the approved Tentative Map and any conditions and mitigations imposed on this project, prior to approval of the final map. Should the applicant desire to obtain final map prior to completion and acceptance of improvements, any necessary bonds and fees in an amount determined by the City Engineer must be provided. The bond maybe in the form of cash, instrument of credit or surety bond.
32. Prior to the execution of the Subdivision Improvement Agreement, 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. All plans and reports must be signed and stamped by a California licensed professional.
 - b. Plan, profile and cross sections of the proposed driveway. The proposed driveway shall not exceed the maximum grade per Fire Department standards.

- c. ADA Compliant Curb ramps on both sides of the driveway.
 - d. Design Geotechnical Report analyzing the proposed on-site and off-site improvements including but not limited to the driveway.
 - e. 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.
33. Prior to approval of the final map, the applicant shall verify that all public and private utilities have been provided to serve the subdivision. Approvals and/or agreements shall be obtained from all utilities.
34. A traffic control plan shall be submitted for review by the City Engineer. Lane closures shall be requested 72 hours in advance of schedule and coordinated with Pacifica Police and Fire Departments. Through traffic shall be maintained at all times along San Pedro Ave.
35. 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 to issuance of the Certificate of Occupancy. Permit fees shall be determined per the current adopted fee schedule at the time of permit issuance.
36. No wastewater (including equipment cleaning wash water, vehicle wash water, cooling water, air conditioner condensate, and floor cleaning wash water) shall be discharged to the storm drain system, the street or gutter. New storm drain inlets shall be protected from being blocked by large debris to the Public Work Director's satisfaction.

North County Fire Authority

37. Deleted
38. Fire sprinklers shall be centrally monitored by a third party.
39. The applicant shall provide a horn strobe on the road side of each building for the fire sprinkler systems.

40. Deleted.

41. The applicant shall provide a fire hydrant per 2013 CFC Appendix C Table C105.1. The applicant shall install the fire hydrant either along the driveway or within three feet of either side of the entry driveway at the front property line to the satisfaction of the Fire Chief or designee.

42. Deleted.

43. Deleted.

44. Deleted.

45. Deleted.

46. The applicant shall provide portable fire extinguishers as required by 2013 CFC Chapter 9, Section 906.1 in each of the separate motel units to the satisfaction of the Fire Chief or designee.

47. The applicant shall install all fire service features as required by 2013 CFC Chapter 5, Section 501.4 prior to commencement of any vertical building construction on the site, to the satisfaction of the Fire Chief or designee.

Wastewater Department

48. Prior to issuance of a building permit, the applicant shall submit materials demonstrating the location and size of sewer laterals, appurtenances, and method of compliance with Wastewater Department standards and specifications.

North Coast County Water District (NCCWD)

49. California drought restrictions apply. On August 20, 2014, the Board of Directors adopted Ordinance No. 56 implementing Stage 2 of the District's Water Shortage Contingency Plan Regarding Mandatory Restrictions on Outdoor Water Use. Also, on April 1, 2015, the Governor of California issued an executive order for a mandatory 25% reduction in water usage across the State of California. The District's Board will address any additional requirements and will provide any update on the District's website. A copy of the current Ordinance No. 56 is available on the District's website at <http://nccwd.com/images/PDFs/drought/ord56.pdf>.

50. Prior to the issuance of a building permit, Applicant shall determine the domestic water requirements in accordance with the Uniform Plumbing Code so that the NCCWD can provide the properly sized domestic meter or meters. The Applicant shall complete a *Commercial/Mixed-Use/Multi-Family Water Service Application*. Storage and Transmission 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.
51. Due to the requirement for a fire sprinkler system at this project site, 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. The NCCWD requires a \$500 deposit towards the cost of performing the fire flow test. If the actual cost of the fire flow is less than the deposit, a refund will be returned to the owner/applicant.
52. Prior to the issuance of a certificate of occupancy, the fire sprinkler designer shall obtain the latest version of the NCCWD's Standard Specifications and Construction Details (available online at www.nccwd.com or available for purchase at the NCCWD office). The sprinkler designer must design the sprinkler system to meet NCCWD standards. The fire sprinkler designer must submit plans and Hydraulic Fire Sprinkler Calculations approved and stamped by the Fire Marshal to the NCCWD for review along with the appropriate fees to cover NCCWD costs related to plan review.
53. Applicant shall 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, 2000 Alameda de las Pulgas, Suite 100, San Mateo, CA 94403. Telephone number (650) 372-6204, Attention: Michelle Bilodeau. Approval by the County may be required before any work is completed by the NCCWD.
54. Applicant is responsible for trenching, backfilling, and resurfacing the roadway and/or sidewalk from water main, as identified by the District Engineer, to the proposed meter(s) to NCCWD and City of Pacifica standards.

Conditions Added After Planning Commission Meeting on February 1, 2016

55. Prior to final inspection, Applicant shall install video and audio recording devices, including without limitation exterior surveillance cameras and microphones, that will allow remote monitoring of the site by the off-site manager. The equipment shall be installed to provide adequate vantage points along the exterior of the buildings, the landscaped areas, and the driveway to allow the off-site manager to identify disruptive or

illegal activities, including without limitation unruly parties and parking in fire lanes, to the satisfaction of the Planning Director and Police Chief. These devices shall be installed, operated continuously, and maintained by the owner of the motel.

56. Applicant shall return to the Planning Commission at a public hearing to review the motel operation one year after issuance of a certificate of occupancy. Applicant shall provide a written description of the motel operation, including a discussion of any issues that have arisen and how those issues have been addressed; a set of plans showing the finished project, including the location of signage and the remote monitoring system; and, a deposit to cover staff costs. The City shall notify property owners and occupants within a 300 foot radius of the public hearing and project review by the Planning Commission. The Planning Director shall determine all the appropriate information and deposit needed for the Planning Commission's review.
57. Prior to final inspection, because the driveway width is 20 feet, Applicant shall paint the curbs red along the driveway and post signage to prohibit parking, to the satisfaction of the Planning Director and the Fire Chief or designee. Applicant shall maintain the painted curbs in a uniform condition substantially free of peeling, chipping, or other paint defects, including fading, to the satisfaction of the Planning Director and Fire Chief or designee.
58. Prior to issuance of a building permit, Applicant shall revise the project plans to reflect its provision of one additional off-street parking space for a total of five off-street parking spaces, to the satisfaction of the Planning Director.
59. Prior to final inspection, Applicant shall place information on the monument sign for the motel that provides contact information for anyone that has an issue or problem to report. Applicant shall also provide contact information within each unit for motel guests to report issues or problems during their stay at the motel. Applicant shall install this signage to the Planning Director's satisfaction.

END



Tuesday, February 02, 2016

RE: 500 San Pedro Ave
Anchor Inn Motel

Due to property constraints of size and topography I cannot install a fire department turn around.

David Blackman

375 Keith Ave Pacifica, CA 94044 (650)766-6316 cell / (650)239-3636 fax /
Dave@DBConstruction.com email

Attachment c

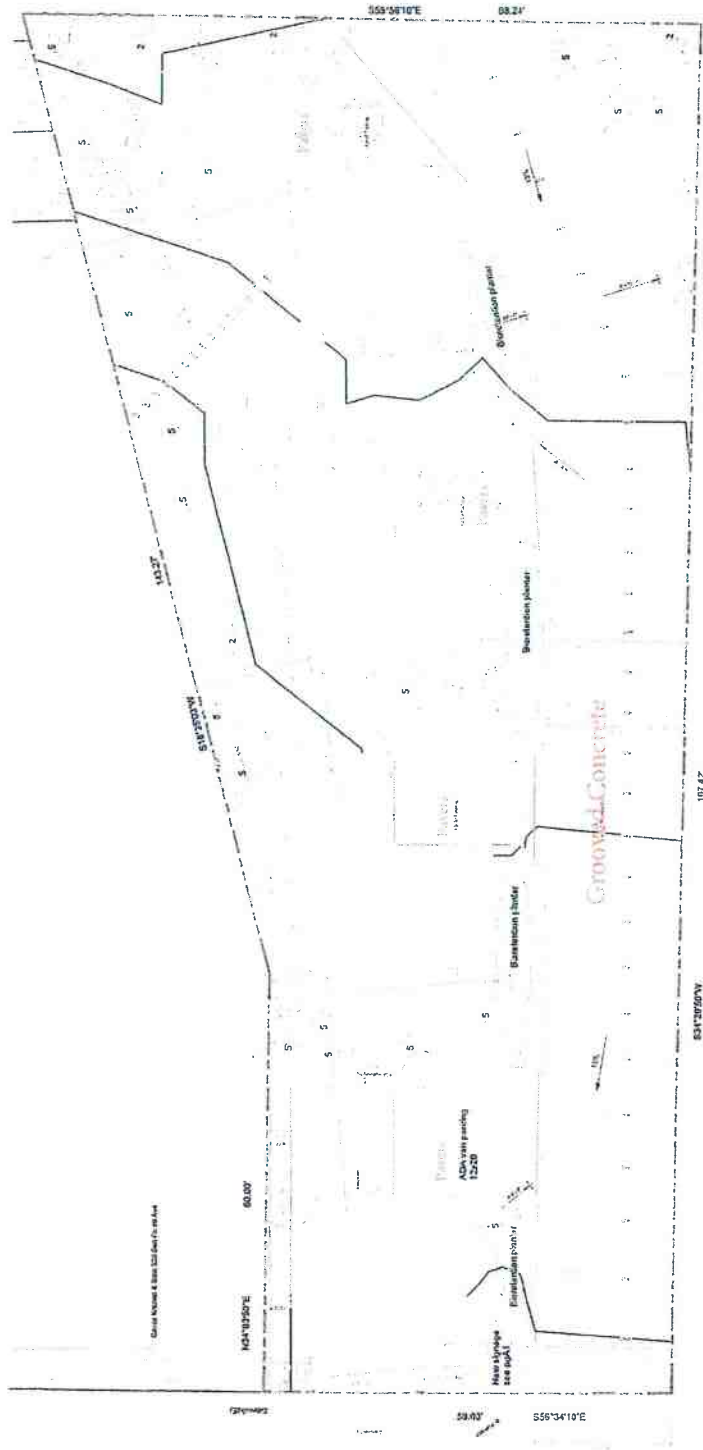
Project Notes:

- 1. No Curb on Property
- 2. No existing sidewalk present
- 3. All existing sidewalks must be fully removed based on no office signage
- 4. All existing trees to be removed
- 5. All existing trees to be replaced
- 6. All existing trees to be replaced
- 7. All existing trees to be replaced
- 8. All existing trees to be replaced
- 9. All existing trees to be replaced
- 10. All existing trees to be replaced

Preliminary Landscaping

- 1. All Encroachment areas to be removed.
- 2. No irrigation system will be installed.
- 3. An evenly distributed basal drip-type fertilizer landscaping of the following are proposed and will include:
 - a. Grass
 - b. Groundcover
 - c. Shrubs
 - d. Perennials
 - e. Palms
 - f. Flowering trees
 - g. Mulch

The blacked-out areas to indicate a mix of Blue Gum, Purple Three Ave, California Pines, Coast Range oak, Marsh Marigold.



No.	Description	Date

Anchor Inn
500 San Pedro Ave
Site Plan

Project No: 2014
 Date: Oct 11, 2013
 Author: [Name]
 Checked: [Name]

C4.01

Scale: 1/8" = 1'-0"

FEB 02 2010



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Staff Report

DATE: February 1, 2016

FILE: PSD-792-15

ITEM: 2

CDP-349-15

SUB-225-15

S-113-15

PUBLIC NOTICE: Notice of Public Hearing was published in the Pacifica Tribune on January 20, 2016, mailed to 69 surrounding property owners and occupants, and posted in three locations in the vicinity of the site.

APPLICANT: David Blackman
375 Keith Ave.
Pacifica, CA 94044

OWNER: David Colt
1397 Grand Ave.
Pacifica, CA 94044

PROJECT LOCATION: 500 San Pedro Avenue (APN 023-073-190) – Pedro Point Neighborhood

PROJECT DESCRIPTION: Construct four detached motel rooms, ranging in size from 405 square feet (s.f.) to 519 s.f., on a vacant lot at 500 San Pedro Avenue. As part of the project, the existing lot of 11.68 acres will be subdivided into two lots: Lot 1 will be 0.33 acres (14,408 s.f.) and Lot 2 will be 11.34 acres. All proposed development is within the boundaries of Lot 1.

SITE DESIGNATIONS: General Plan: Lot 1 - Commercial
Lot 2 - Open Space Residential

Zoning: Lot 1 - C-2 (Community Commercial) | CZ (Coastal Zone Combining District)
Lot 2 - R-1 (Single-family Residential) | HPD (Hillside Preservation District) | CZ (Coastal Zone Combining District)

RECOMMENDED CEQA STATUS: Class 3 Categorical Exemption, CEQA Guidelines Section 15303; Class 15 Categorical Exemption, CEQA Guidelines Section 15315.

ADDITIONAL REQUIRED APPROVALS: Subject to appeal to the City Council and Coastal Commission. Final subdivision map approval by City Engineer.

Planning Commission Staff Report
Four Detached Motel Units, Anchor Inn
500 San Pedro Avenue
February 1, 2016
Page 2

RECOMMENDED ACTION: Approval with conditions.

PREPARED BY: Kathryn Farbstein, Assistant Planner

PROJECT SUMMARY, RECOMMENDATION, AND FINDINGS

ZONING STANDARDS CONFORMANCE:

<u>Major Standards</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed (Lot 1)</u>	<u>Proposed (Lot 2)</u>
Lot Size	5,000 s.f.	11.68 acres	0.33 acres (14,408 s.f.)	11.34 acres
Lot Width	50'	59.03'	59.03'	75'
Setbacks	None, unless established by the site development permit	N/A		
Height	35' max	N/A	20'	N/A
Landscaping	10% min	N/A	40%	N/A
Parking	4 spaces	N/A	4 spaces	N/A
Sign Area	44 s.f. max	N/A	12.5 s.f.	N/A
Sign Height	20' max	N/A	4'	N/A

PROJECT SUMMARY

1. **Project Description:** The project proposes to subdivide a large 11.68-acre parcel into two parcels of 0.33 acres (14,408 s.f.) and 11.34 acres with a vesting tentative subdivision map (the sum of the lot sizes total less than 11.68 acres due to rounding). The former parcel, Lot 1, will align with the existing C-2 (Community Commercial) zoning designation at the site, and will contain the proposed motel development. The latter parcel, Lot 2, will align with the existing R-1 (Single-family Residential) zoning designation at the site, and will remain in a vacant condition. Therefore, this staff report will not analyze in detail the latter parcel since it is not the subject of any proposed development at this time.

A. **Motel Project:** The applicant has proposed to construct four detached motel units, each with a separate parking space, accessed from a newly constructed driveway connecting to San Pedro Avenue (Attachment d). The detached units will be oriented to have the first unit fronting onto San Pedro Avenue with the remaining three units located in-line behind it. The slope of the project site increases towards the rear of the property, resulting in building heights ranging from 16'-6" to 19'-6". The two smaller units of 405 s.f. in floor area each will be located at the front and rear of the lot. The two larger units of 519 s.f. in floor area each will be located in the middle of the four motel units. One parking space will be provided for each unit, placed in front of each unit and parallel with San Pedro Avenue, in a swing-type parking configuration.

The types of materials proposed for the motel units as noted on page A2 of the plans include cedar shingles and siding, two different types of accent stone, cedar trim sidings, exterior flashings of copper, stainless steel and/or glass railings, grey vinyl window frames and natural

concrete for the supporting piers under each of the buildings. The applicant has also provided this information on a separate page attached to the staff report and identified as Attachment e. Staff has included additional discussion regarding proposed building materials that require the Planning Commission's consideration in a later section of the staff report.

A freestanding sign identifying the Anchor Inn motel will direct potential guests to the motel's website. No onsite management is proposed for the motel. All transactions, including customer reservations, will be conducted online or via phone. A guest will receive an access code to enter her room after making a reservation, eliminating the need for keys. The applicant will provide site maintenance and housekeeping services through an off-site contractor.

B. Subdivision: The existing site is an irregular shaped 11.68-acre lot with access from both San Pedro Avenue and Grand Avenue, and includes a single-family dwelling addressed as 1397 Grand Avenue. The motel development will be contained within a newly created lot of 14,408 s.f. Access to the newly created smaller lot will be from San Pedro Avenue. If the Planning Commission approves the subdivision, the larger lot will be reduced in size to 11.34 acres. The existing single family residence will remain on the larger lot, and both the residence and the newly created 11.33-acre lot will retain access from Grand Avenue. .

Another lot identified as "Lands of Colt 023-073-050" on page C3.01 of the plans is outside of the scope of the project and is not a part of the proposed subdivision. The lot is located southwest (behind) the proposed development site. This lot is presently landlocked and is vacant. The title report for the project site did not identify an access easement to the landlocked parcel, and staff recommended to the applicant to include an access easement to this lot as part of its subdivision project, but the applicant declined to do so. Although not a part of the subject project, staff informed the applicant that this landlocked parcel may need to obtain access through the proposed motel development at some point in the future, and recommended reserving such access at this time in order to avoid potentially disruptive impacts to the motel site in the future (if approved). In addition, staff has discussed with the applicant the possibility of the newly created 11.33-acre lot needing to take access from San Pedro Avenue and through the motel site after physical development of the site is complete. It is unknown what type of projects may be developed on the adjacent landlocked parcel and the larger lot (Lot 2) at this time; however, existing zoning suggests the projects would be single-family residences and the applicant(s) for those projects would be responsible for providing access in order to develop either or both lots. The applicant has designed the driveway for the subject project to be 20 feet in width which might allow the potential for future access to the adjacent properties, but has not provided for legal access to the adjacent properties (i.e. easements). Staff has provided additional analysis of the driveway design in a later section of the staff report.

2. General Plan, Zoning, and Surrounding Land Use: The subject site has two General Plan land use designations. Lot 1 is Commercial and Lot 2 is Open Space Residential. The General Plan designation to the north of the subject site is Commercial. To the west and the south of the

subject site, the General Plan land use designation is Low Density Residential. To the south and east of the subject site, the General Plan land use designation is Open Space Residential (with a small portion of the site abutting unincorporated San Mateo County).

The Zoning classification for subject site includes a combination of C-2 (Community Commercial), R-1 (Single-Family Residential), and HPD (Hillside Preservation District). The entire site is within the CZ (Coastal Zone Combining District) overlay zone, and is further within the appeal area of the Coastal Zone. Properties to the north of the site are zoned C-2, properties to the west are zoned C-2, P (Parking), and R-1, and to the south are A (Agriculture)/B-5 (Lot Size Overlay)/HPD. All of the adjacent areas are also within the CZ and appeal area of the Coastal Zone.

There is a mixture of existing land uses surrounding the subject site. The Pedro Point Shopping Center is located to the north of the subject site across San Pedro Avenue. A catering facility and single family dwellings that are accessed from Grand Avenue exist to the west of the subject site. Properties to the south and east of the subject site are undeveloped.

3. Municipal Code: Pacifica Municipal Code (PMC) Section 10-1.303 requires approval by the Planning Commission of a tentative subdivision map for subdivisions of four or fewer parcels. In this case, the applicant is proposing a vesting tentative subdivision map to subdivide one lot into two lots; thus, approval of a tentative map for the subdivision is necessary. The lots are in residential and commercial zoning classifications.

The processing of vesting tentative maps is governed by both State law (Gov. Code §§ 66498.1 *et seq.*) and the City's Municipal Code (PMC §§ 10-1.701 *et seq.*). The City adopted its vesting tentative map provisions in 1985, when the State vesting tentative map law applied only to residential subdivisions. Accordingly, the provisions in the PMC are applicable to residential projects. The State vesting tentative map law is now applicable to non-residential subdivisions. Accordingly, Staff has reviewed the non-residential portion of the proposed vesting tentative map by applying the same PMC provisions that apply to residential vesting tentative maps.

PMC Section 9-4.3201(a) requires approval of a Site Development Permit by the Planning Commission for projects constructed in a Commercial District. Because Lot 1 is zoned C-2 and will contain the motel development, approval of a Site Development Permit is necessary. PMC Section 9-4.4303(a) requires approval of a Coastal Development Permit by the Planning Commission for development within the Coastal Zone such as this project site which is also located within the Appeal area of the Coastal Zone. PMC Section 9-4.2906 (b) requires approval by the Planning Commission of a sign permit to allow the freestanding sign proposed for the project site.

4. CEQA Recommendation: Staff recommends that the Planning Commission find the project categorically exempt from the California Environmental Quality Act (CEQA) per two sections of the CEQA Guidelines – Sections 15303(c) and 15315 – as discussed below.

Section 15303(c) states in pertinent part:

Section 15303. New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The subject proposal to construct four detached motel units fits within the scope of a Class 3 categorical exemption. Specifically, the project (1) includes construction of a motel; (2) includes construction of four commercial buildings; (3) does not exceed 10,000 s.f. in total floor area; (4) is located within the C-2 (Community Commercial)/CZ (Coastal Zone Combining District) zoning districts where the zoning regulations allow the construction of a visitor serving use including a motel as a permitted use; (3) does not involve the use of hazardous substances; (4) will be undertaken within an urbanized area; (5) will be undertaken in an area where all necessary public services and facilities are available; and, (6) is not located in an environmentally sensitive area.

The project proposes to construct four detached motel rooms with total floor area of 1,848 s.f. PMC Section 9-4.1101(8) establishes “visitor-serving commercial uses” as a permitted use in the C-2 zone, and PMC Section 9-4.4302(av) defines “motels” as visitor-serving commercial uses. It is not customary for a motel use to involve the use of hazardous substances, and there is no evidence in the record to indicate the subject motel use will involve hazardous substances. All areas within the City Limits of the City of Pacifica qualify as an urbanized area for the purposes of CEQA pursuant to 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 contiguous incorporated cities equals at least 100,000 persons. All public services are available in the project area, including nearby utilities such as water, sewer, electrical, and sewer utilities.

The motel site is an infill lot surrounded on three sides by development, and the site already exists in a disturbed condition without significant natural vegetation or habitat. An existing dirt and gravel driveway bisects the site whereon multiple daily vehicle trips enter and exit the site

in transit to an existing shed and workshop on the property. In addition, the site is identified as "urban and non urban land with little or no habitat value," according to sources from the US Fish and Wildlife Service (2008); National Marine Fisheries Service (2005); National Park Service (2005); California Department of Forestry (2005); California Natural Diversity Database (2009); California Native Plant Society (2008); California Department of Fish and Game (2008); Federal Emergency Management Agency (2008); ESA (2009); City of Pacifica (2008); San Mateo County (2009); and, Dyett & Bhatia (2012). Finally, a biological report prepared by Toyon Consultants on March 9, 2015, concludes that no sensitive species or habitat were observed at the site during the site visit. Because the project area is an infill site subject to ongoing vehicular traffic and with minimal natural habitat area; because the project area is not located in an environmentally sensitive area that is precisely mapped and adopted by the City, state, or federal governments; and, because a qualified professional biologist concluded after a site investigation that no sensitive species or habitat were present on the project site; therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines.

Section 15315 states in pertinent part:

Section 15315. Minor Land Divisions. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The subject proposal to subdivide one lot into two lots fits within the scope of a Class 15 categorical exemption. Specifically, the subdivision (1) will be undertaken within an urbanized area; (2) is located within the Commercial General Plan land use designation and C-2 (Community Commercial)/CZ (Coastal Zone Combining District) zoning districts where commercial uses such as motels are permissible; (3) does not require any variances or exceptions; (4) will be undertaken in an area where all necessary services and access to the proposed parcels to local standards are available; (5) does not include a larger parcel involved in a division within the previous two years; and, (6) the new parcel subject to development does not have an average slope greater than 20 percent.

The analysis for the Section 15303 exemption above contains many of the facts applicable to this Section 15315 exemption. In addition, the project is consistent with the Commercial land use designation for the site contained in the General Plan. The subdivision is consistent with all zoning standards and the applicant has requested no variances or exceptions. All utilities are available and all services, including police and fire services, are available for the subdivision. Lastly, the average slope of the site subdivided for development is 19 percent. For the foregoing reasons, there is substantial evidence in the record to support a finding that the subdivision of the site is categorically exempt from CEQA pursuant to Section 15315 of the CEQA Guidelines.

5. Required Findings: The PMC sets forth required findings for each permit considered by the Planning Commission. The findings required for approval of a Site Development Permit, Coastal Development Permit, Subdivision and Sign Permit are included in the following sections.

A. *Site Development Permit.* Section 9-4.3204 of the PMC states that a site development permit shall not be issued if the Commission makes any of the following findings:

- 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 operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern because the site is located in a commercial area with commercial uses already existing to the north (across San Pedro Avenue), east and west of the proposed motel development. Public right of way improvements will be constructed to City standards which will improve vehicular and pedestrian access in the area.

- 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: Accessible off street parking that satisfies the parking requirements are provided for this project. The swing type parking configuration allows cars to back up the driveway in order to exit the site facing forward which is more convenient to enter San Pedro Avenue.

- 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: Sufficient landscaped areas are provided around each of the units and throughout the subject site that are available. No storage areas or large expanses of paved areas are proposed other than the required driveway. Each of the units will have private deck area and access to landscaping around the units.

- 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 units are separated from each other which reduces the overall mass of the project; thus, allowing more light and air to flow around the individual units. The maximum proposed height for any unit is 20 feet which is consistent with other commercial and residential buildings in the neighborhood, and substantially less than the 35 foot height limit allowed. The project is attractively designed; and therefore, will not impair the value of adjacent properties 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 commercial development is small in scale and consists of individual motel units, which is more 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.

- 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 proposed development will not excessively damage or destroy natural features of the site in that the site has been previously cleared. The natural grade will be minimally impacted due to the construction method utilized of placing each of the motel units on piers in order to limit the amount of grading needed.

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

Discussion: The applicant is proposing two different building styles and each motel unit will have decks that are unique to that unit. Different siding materials will be placed on the exterior of the buildings and varied roof lines have been incorporated into each building to create design diversity and visual interest in the project. For these reasons, the project will not result in buildings that have a monotonous external appearance.

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

Discussion: The proposed motel development is consistent with the Design Guidelines for several reasons. The proposed design of each motel unit with large view windows and decks, which creates consistency in design among the four units, is similar in appearance to the smaller beach cottages in the neighborhood. At a maximum height of 20 feet, the scale of the four proposed buildings is compatible with the surrounding commercial structures and many nearby dwellings as encouraged by the Design Guidelines. The applicant proposes to use a variety of earth tones that change with the types of materials proposed on the exterior of building which is a design element also encouraged in the Design Guidelines.

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

Discussion: The proposed development is consistent with the General Plan and other applicable laws in that the commercial development proposed on the site is consistent with the General Plan designation and zoning development standards. In addition, the use is considered visitor serving which is required under the Local Coastal Plan. The project also complies with all zoning standards and all other PMC requirements.

B. *Coastal Development Permit.* Section 9-4304(k) of the PMC allows the Planning Commission to issue a Coastal Development Permit based on the findings specified below in the Local Coastal Program (LCP):

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

Discussion: The Local Coastal Plan requires visitor serving commercial uses in the Coastal Zone. The four unit motel is considered a visitor serving commercial use as listed in PMC Section 9-4.4302(av) under the definition of a visitor serving use.

- ii. *Where the Coastal Development Permit is issued for a development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act Public Resources Code Division 20.*

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

C. *Subdivision.* Section 10-1.407(c) of the PMC states that the Planning Commission may approve a tentative map if it finds that the proposed subdivision “is consistent with the General Plan, any Specific Plan, the Local Coastal Program, and the zoning provisions.”

- i. General Plan consistency: The General Plan designation does not have a density standard for commercial lots. However, the lot size for Lot 1 as proposed is consistent with the minimum lot size in the C-2 zoning district, suggesting consistency with the General Plan Commercial designation. The General Plan designation of OSR requires a density of more than 5 acres per unit. After the subdivision, Lot 2 will consist of more than 11 acres and contain a single family dwelling which is consistent with the OSR density requirements.
- ii. Specific Plan consistency: There are no specific plans that apply to this site.
- iii. Local Coastal Program consistency: The subdivision will allow Lot 1 to be separate lot. Proposed on Lot 1 is a four unit detached motel project that is considered a visitor serving commercial use which is consistent with the Local Coastal Program.
- iv. Zoning consistency: As proposed, Lot 1 and Lot 2 are consistent with the zoning standards in that each lot satisfies the minimum development standards, as denoted in the Zoning Standards Conformance chart, which requires at least a 50 foot lot width and minimum lot area of 5,000 square feet for each newly created lot. Lot 1 has 59 feet in width and it is more than 14,000 square feet in size. Lot 2 is 75 feet in width (measured beyond the driveway access) and more than 11 acres in size.

D. *Sign Permit.* Section 9-4.2906(b) states that the Planning Commission may approve a sign permit for a freestanding sign only when the following findings can be made:

- i. *A freestanding sign is necessary for the business or businesses located on the premises to achieve a reasonable degree of identification.*

Discussion: The freestanding sign is necessary to ensure that customers that want to stay in the motel rooms can easily find the project. The project is not a typical motel and the proposed monument sign will make the project more easily identifiable.

- ii. *The sign is consistent with the intent and provisions of this article.*

Discussion: The size and location of the sign as proposed will not endanger the public safety or obstruct the vision necessary for traffic safety in that the sign will be located on private property with a setback from the street a sufficient distance to ensure that visibility for motorists and pedestrians is not blocked. The design of the sign will draw attention to the new business to the area and reflects the anchor logo proposed for the motel. The proposed small scale and attractive design of the monument sign will increase the visibility of the motel use as well as making a positive impression upon both visitors to and residents of the Pedro Point neighborhood.

- iii. *The sign does not exceed the square footage set forth in subsection (3) of subsection (a) of this section.*

Discussion: The proposed sign of 12.5 square feet does not exceed the maximum allowable sign area for the site of 44 square feet.

- iv. *The sign does not exceed a height of twenty (20') feet above the sidewalk or paved area over which it is erected.*

Discussion: The maximum height of the proposed monument sign is four feet in height which does not exceed the maximum allowed height limit of 20 feet.

6. Staff Analysis:

Site Development Permit – Approval of a Site Development Permit is necessary for all new construction of projects located within a Commercial District. In this case, the site is zoned C-2 (Community Commercial) which is a Commercial District. The site proposed for the motel development is an infill lot with existing commercial development on both sides. Traffic patterns for vehicles will not change substantially by this project because it is only four units and adequate onsite parking is proposed to accommodate guests utilizing the motel facilities. Landscaping that exceeds the minimum requirements will be placed on site as identified on the plans. The four detached buildings are compatible in scale to the adjacent commercial buildings and the nearby single family residential neighborhood in Pedro Point. Each of the four buildings has a unique attached deck, and varied rooflines, siding materials and colors have been incorporated into the project to create design variety and visual interest. Development of the site results in a commercial project consistent with the surrounding neighborhood that will provide a service to visitors coming to the area and will encourage people staying in the motel to visit other businesses in the City of Pacifica.

Coastal Development Permit – The proposed development of four detached motel units is consistent with the City’s certified Local Coastal Plan. The Local Coastal Plan encourages the types of development that attract visitors to the area. A motel use is one of the permitted uses listed under the definition of visitor serving use in the Local Coastal Program. The proposed motel would attract visitors to come stay in the Pedro Point neighborhood.

Subdivision - Section 10-1.407(c) of the PMC states that the Planning Commission may approve a tentative subdivision map if it finds that the proposed subdivision “is consistent with the General Plan, any Specific Plan, the Local Coastal Program, and the zoning provisions.” In this case, the subdivision will divide one large lot of 11.68 acres into a lot of 0.33 acres (14,408 s.f.) and 11.34 acres. The proposed four unit detached motel project will be contained within the smaller lot of 14,408 sf. The proposed subdivision satisfies all the development standards for subdividing the subject site into the proposed Lot 1 and Lot 2 configurations.

Motel Operation – If the project is approved and constructed, the motel will operate without any onsite management which is typically found at traditional motels. Anyone interested in staying at the proposed motel would make reservations via online or phone. In order to comply with the visitor serving requirement, such that a visitor to the Coastal Zone may actually identify the project as a motel and may actually reserve a room for a stay, staff is recommending a condition of approval to require that the applicant installs and maintains the proposed sign, and to ensure that the applicant maintains contact information for reservations on the sign (telephone number and/or web address). Thus, visitors passing by the site can see the information posted on the sign and contact the motel operator for information.

Design Concerns – The development proposed consists of four separate buildings. Two of the buildings will be 405 s.f. in size and the other two will be 519 s.f. None of the buildings will exceed 20 feet in height and all four structures will be supported by concrete piers visible from the driveway and San Pedro Avenue. The proposed units are compatible in size and scale to small beach cottages currently existing in the Pedro Point neighborhood.

The applicant is proposing to use earth tones for the colors and materials of the motel development. Although the proposed grey concrete used in the piers could be considered as an earth tone, staff is recommending a condition of approval that requires the applicant to stain the concrete piers dark green or dark brown to reduce the visual obtrusiveness of the grey concrete piers and to improve the overall appearance of the project, both of which will be visible from the public right of way.

The applicant has proposed a driveway design that he believes is adequate to meet California Fire Code (CFC) requirements. However, the City’s Deputy Fire Chief has determined that the design proposed by the applicant is not compliant with applicable fire apparatus road requirements. Applicant has proposed to construct a driveway with maximum grade of 12 percent for the first 60 feet of the project. Beyond 60 feet, the driveway will exceed 12 percent

in grade. The Deputy Fire Chief has determined that the code requirement limits driveway grade to 10 percent. Upon approval by the Fire Chief of a plan for alternate means and methods, a driveway may exceed 10 percent grade but may not exceed 15 percent grade. Staff has included a condition of approval to address the Deputy Fire Chief's comments. Additional grading for the driveway and new retaining walls along the driveway may be necessary to satisfy the CFC requirements. However, the amount of additional grading and the type of retaining walls are unknown at this time. Staff has had several discussions with the applicant regarding these issues and the applicant has chosen to proceed with the project as-is and without incorporating these conditions from the Deputy Fire Chief. The Deputy Fire Chief will be available during the Planning Commission meeting to discuss the CFC requirements and the conditions of approval that have been imposed on the project.

Signage – The freestanding sign proposed is necessary for people staying at the motel to find the site and to provide information to visitors that may want to stay at the motel at some point in the future. The necessary information that should be placed on the sign has already been addressed. The applicant has not indicated the specific location of the sign; therefore, staff has recommended a condition of approval requiring staff review and approval of the location of the sign to ensure appropriate placement at the front of the site.

Access to Other Adjacent Lots – Staff has discussed the possibility of future access to adjacent lots with the applicant as mentioned in a previous section of the staff report. Staff found no evidence of an access easement that applied to the subject site. Despite staff's recommendation that the applicant formalize access to the adjacent properties in its subdivision map, the applicant refused. Staff advised the applicant of potential future disruptions to its motel operation caused by the access requirements of adjacent properties, including but not limited to potential realignment or regrading of the entry driveway. However, the subdivision as proposed does not change the current source of access to the adjacent properties. It appears that the applicant's tandem design of the four motel units may allow the possibility of future access on Lot 1 along the 20 foot wide driveway, but evaluation of that issue is beyond the scope of this report.

7. Summary: Staff believes, as conditioned, the project satisfies all the Zoning Code development standards and it is consistent with the General Plan, Local Coastal Plan and the Design Guidelines. The four unit detached motel project is a visitor serving commercial use which is a permitted use by right at this location. Design features such as decks, varied rooflines and several siding materials ensure that a variety of visually interesting buildings will be constructed on the site. Staff supports granting Site Development Permit PSD-792-15, Coastal Development Permit CDP-349-15, Subdivision SUB-225-15 and Sign Permit S-113-15. Thus, staff recommends approval of the project subject to the conditions in Exhibit A of the attached Resolution.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission find that the project is exempt from CEQA; **APPROVE** Site Development Permit, PSD-792-15, Coastal Development Permit, CDP-349-15, Subdivision, SUB-225-15 and Sign Permit, S-113-15 by **ADOPTING** the attached resolution for the proposed four detached unit motel and one lot subdivision at 500 San Pedro Avenue, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference.

Attachments:

- a. Resolution
- b. Exhibit A Conditions of Approval
- c. Land Use and Zoning Exhibit
- d. Plans
- e. Colors and Materials Information Provided by Applicant (1 Colored Page)

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SITE DEVELOPMENT PERMIT (PSD-792-15); COASTAL DEVELOPMENT PERMIT (CDP-349-15), TENTATIVE SUBDIVISION MAP (SUB-225-15), AND SIGN PERMIT S-113-15, SUBJECT TO CONDITIONS, FOR A FOUR ROOM MOTEL DEVELOPMENT KNOWN AS THE “ANCHOR INN” AND A TWO LOT SUBDIVISION AT 500 SAN PEDRO AVENUE (APN 023-073-190), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: David Blackman (“Applicant”)

WHEREAS, Applicant has submitted an application on behalf of the property owner, David Colt, to subdivide one lot into two lots and to construct a motel development on one of the lots (“Project”); and

WHEREAS, the Project is located within the Coastal Zone appeal area; and

WHEREAS, notice of the public hearing was posted in three places within the vicinity of the site as necessary for projects seeking approval of a Coastal Development Permit; and

WHEREAS, the Planning Commission has determined that the project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Sections 15303 and 15315; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on February 1, 2016, 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:

- A. The above recitals are true and correct and material to this Resolution.
- B. In making its findings, the Planning Commission relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.
- C. The Project is categorically exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines 15303 and 15315 (14 Cal. Code Regs. §§ 15303, 15315) 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 make the following findings:

A. *Site Development Permit.* The Planning Commission hereby makes the following findings required by PMC Section 9-4.3204 for issuance of a site development permit:

- 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.*

The location, size and intensity of the proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern because the site is located in a commercial area with commercial uses already existing to the north (across San Pedro Avenue), east and west of the proposed motel development. Public right of way improvements will be constructed as per City standards which will improve vehicular and pedestrian access in the area.

- 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.*

Accessible off street parking that satisfies the parking requirements is provided for the project. The swing type parking configuration allows cars to back up the driveway in order to exit the site facing forward which is more convenient to enter San Pedro Avenue.

- 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.*

Sufficient landscaped areas are provided around each of the units and throughout the subject site that are available. No storage areas or large expanses of paved areas are proposed other than the required driveway. Each of the units will have private deck area and access to landscaping around the units.

- 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.*

The proposed development will not unreasonably restrict light or air on the property or other property in the neighborhood in that the units are separated from each other which breaks up the overall mass of the project; thus, allowing more light and air to flow around the individual units. The maximum proposed height for any unit is 20 feet which is consistent with other commercial and residential buildings in the neighborhood and substantially less than the 35 foot height limit allowed. The project is attractively designed; and therefore, will not impair the value of adjacent properties 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.*

The proposed commercial development is small in scale and consists of individual motel units, which is more consistent with the nearby residential patterns of development. The project will not be detrimental to the character or value of the nearby residential neighborhood.

- 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.*

The proposed development will not excessively damage or destroy natural features of the site in that the site has been previously cleared. The natural grade will be minimally impacted due to the construction method utilized of placing each of the motel units on piers in order to limit the amount of grading needed.

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

The applicant is proposing two different building styles and each motel unit will have decks that are unique to that unit. Different siding materials will be placed on the exterior of the buildings and different roof lines incorporated to create design diversity and visual interest in the project. For these reasons, the project will not result in buildings that have a monotonous or plain external appearance.

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

The proposed motel development is consistent with the Design Guidelines for several reasons. The proposed design of each motel unit with large view windows and decks, which creates consistency in design among the four units,

is similar in appearance to the smaller beach cottages in the neighborhood. At a maximum height of 20, the scale of the four proposed buildings is compatible with the surrounding structures as encouraged by the Design Guidelines. The applicant proposes to use a variety of earth tones that change with the types of materials proposed on the exterior of building which is a design element also encouraged in the Design Guidelines.

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

The proposed development is consistent with the General Plan and other applicable laws in that the commercial development proposed on the site is consistent with the General Plan designation and zoning development standards. In addition, the use is considered visitor serving which is required under the Local Coastal Plan. The project also complies with all zoning standards and all other PMC requirements.

- B. *Coastal Development Permit.* The Planning Commission hereby makes the following findings required by PMC Section 9-4304(k) prior to issuance of a Coastal Development Permit:

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

The Local Coastal Plan requires visitor serving commercial uses in the Coastal Zone. The four unit motel is considered a visitor serving commercial use as listed in PMC Section 9-4.4302(av) under the definition of a visitor serving use.

- ii. *Where the Coastal Development Permit is issued for a development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act Public Resources Code Division 20.*

The subject site is not located between the nearest public road and the shoreline; therefore, this Coastal Development Permit finding does not apply in this case.

- C. *Subdivision.* The Planning Commission hereby makes the following findings required by PMC Section 10-1.407(c) for approval of a vesting tentative map:

- i. *General Plan consistency:* The General Plan designation does not have a density standard for commercial lots. However, the lot size for Lot 1 as proposed is consistent with the minimum lot size in the C-2 zoning district, suggesting consistency with the General Plan Commercial designation. The General Plan designation of OSR requires a density of more than 5 acres per unit. After the subdivision, Lot 2 will consist of more than 11 acres and

contain a single family dwelling which is consistent with the OSR density requirements.

- ii. Specific Plan consistency: There are no specific plans that apply to this site.
- iii. Local Coastal Program consistency: The subdivision will allow Lot 1 to be separate lot. Proposed on Lot 1 is a four unit detached motel project that is considered a visitor serving commercial use which is consistent with the Local Coastal Program.
- iv. Zoning consistency: As proposed, Lot 1 and Lot 2 are consistent with the zoning standards in that each lot satisfies the minimum development standards, as denoted in the Zoning Standards Conformance chart, which requires at least a 50 foot lot width and minimum lot area of 5,000 square feet for each newly created lot. Lot 1 has 59 feet in width and it is more than 14,000 square feet in size. Lot 2 is 75 feet in width (measured beyond the driveway access) and more than 11 acres in size.

D. *Sign Permit.* The Planning Commission hereby makes the following findings required by PMC Section 9-4.2906(b) for approval of a sign permit for a freestanding sign:

- i. *A freestanding sign is necessary for the business or businesses located on the premises to achieve a reasonable degree of identification.*

The freestanding sign is necessary to ensure that customers that want to stay in the motel rooms can easily find the project. The project is not a typical motel and the proposed monument sign will make the project more easily identifiable.

- ii. *The sign is consistent with the intent and provisions of this article.*

The size and location of the sign as proposed will not endanger the public safety or obstruct the vision necessary for traffic safety in that the sign will be located on private property with a setback from the street a sufficient distance to ensure that visibility for motorists and pedestrians is not blocked. The design of the sign will draw attention to the new business to the area and reflects the anchor logo proposed for the motel. The proposed small scale and attractive design of the monument sign will increase the visibility of the motel use as well as making a positive impression upon both visitors to and residents of the Pedro Point neighborhood.

- iii. *The sign does not exceed the square footage set forth in subsection (3) of subsection (a) of this section.*

The proposed sign of 12.5 square feet does not exceed the maximum allowable sign area for the site of 44 square feet.

- iv. *The sign does not exceed a height of twenty (20') feet above the sidewalk or paved area over which it is erected.*

The maximum height of the proposed monument sign is four feet in height which does not exceed the maximum allowed height limit of 20 feet.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves the Site Development Permit PSD-792-15, Coastal Development Permit CDP-349-15, Subdivision SUB-225-15, and Sign Permit S-113-15, for a subdivision and development of one of the lots with four detached motel units at 500 San Pedro Avenue (APN 023-073-190), subject to conditions of approval attached as Exhibit A.

* * * * *

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 1st day of February, 2016.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Richard Campbell, Chair

ATTEST:

APPROVED AS TO FORM:

Tina Wehrmeister, Planning Director

Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Site Development Permit PSD-792-15, Coastal Development Permit CDP-349-15, Subdivision SUB-225-15 and Sign Permit S-113-15, to Construct Four Detached Motel Units (Anchor Inn) and Subdivide One Lot into Two Lots at 500 San Pedro Avenue (APN 023-073-190)

Planning Commission Meeting of February 1, 2016

Planning Department

1. Development shall be substantially in accord with the plans entitled "Anchor Inn 500 San Pedro Avenue" consisting of twelve (12) sheets, and dated October 11, 2015, except as modified by the following conditions.
2. That the approvals are valid for a period of two years from the date of final determination, except that the Coastal Development Permit is valid for a period of one year. If the use(s) 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. Notwithstanding this condition, extensions of the approval of the tentative subdivision map shall be governed by Government Code Section 66410 *et seq.* (Subdivision Map Act).
3. Prior to the issuance of a building permit, Applicant shall submit information on all final exterior finishes, including colors and materials, and the same colors and materials as presented to the Planning Commission, with the exception that the exposed concrete piers shall be stained dark brown or dark green, subject to approval of the Planning Director. The roofing material shall comply with the 2013 Energy Code.
4. The motel site (Lot 1) shall be well maintained, and cleaned on a regular basis including removal of trash, debris, litter from trash receptacles, parking and landscaping areas, and including interior room housecleaning to the Planning Director's satisfaction.
5. Applicant shall install and maintain in substantial conformance to this condition a sign identifying the motel site as a requirement for the project to be considered a visitor-

Attachment b

serving use. Applicant shall revise the freestanding sign to include the name of the motel, the address of the site, and sufficient information on the sign such as the telephone number and/or web address in order to allow visitors to make reservations. The sign shall be constructed of high-quality materials compatible with the building architecture and of the dimensions stated in the plans approved by the Planning Commission. All signage shall be designed, located on the site and constructed to the Planning Director's satisfaction prior to issuance of a certificate of occupancy.

6. The applicant shall comply with C.3.i of the Municipal Regional Stormwater Permit for projects that create less than 10,000 square feet of impervious surface. The site design measure shall be clearly identified on the plans and incorporated into the project prior to building permit issuance.
7. The applicant shall comply with the requirements as specified in PMC Title 5, Chapter 27, Article 3, Hotel, Motel and Multiple Dwelling Security, Minimum Standards.
8. 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. 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.
9. All transformers, HVAC units, backflow preventors 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.
10. 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 issuance of a building permit, Applicant shall provide construction details for the enclosure for review and approval by the Planning Director.

11. If applicable, 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.
12. All vents, gutters, downspouts, flashing, and conduits shall be painted to match the colors of adjacent building surfaces. In addition, any mechanical or other equipment such as HVAC attached to or protruding from the building shall be appropriately housed and/or screened to the Planning Director's satisfaction.
13. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever possible.
14. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
15. Prior to the issuance of a building permit, Applicant shall submit a detailed on-site exterior lighting plan for review and approval by the Planning Director. Said plan shall indicate fixture design, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties. Lighting shall be directed away from adjacent residences. Buffering techniques to reduce light and glare impacts to residences shall be required. Building lighting shall be architecturally integrated with the building style, materials and colors and shall be designed to minimize glare. Show fixture locations, where applicable, on all building elevations.
16. 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'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.

17. 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.
18. 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 issuance of a building permit.

Engineering Division of Public Works Department

19. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
20. Roadways shall be maintained clear of construction materials and debris, especially mud and dirt tracked onto San Pedro Avenue. Dust control and daily road cleanup will be strictly enforced.
21. 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.
22. All proposed sanitary sewer systems and storm drain systems up to their connection to the existing mains shall be privately maintained.
23. Existing curb, sidewalk or other street improvements adjacent to the property frontage that is damaged or displaced shall be repaired or replaced as deemed by the City Engineer even if damage or displacement occurred prior to any work performed for this project.
24. Applicant shall grind and 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 along San Pedro Avenue. All pavement markings and markers shall be replaced in kind.
25. Landscaping in the right of way shall consist of pure native plants and to the satisfaction of the City Engineer.

26. Prior to issuance of a building permit, the applicant shall provide an erosion control plan.
27. The applicant shall install all utilities underground from the nearest joint pole or box.
28. The applicant shall provide a site survey of entire parcel stamped and signed by a Land Surveyor licensed by the State of California. The survey shall include, but not be limited to, the following: location and dimensions of property line, location of streets and easements, existing buildings, topographic contour lines, trees/landscape, miscellaneous structures, etc. The purpose of the site survey is to accurately verify compliance with items such as setback dimensions, heights of buildings from established contours, compliance with heritage tree ordinance, etc.
29. The applicant shall provide a Sight Distance Analysis at the entrance, which shall be signed and stamped by a registered engineer.
30. The applicant shall submit a final map to the Engineering Division for approval by the City Engineer. All required monumentation shall be shown on the map and set prior to recordation of the map.
31. Applicant shall enter into a Subdivision Improvement Agreement with the City of Pacifica (subject to the approval of the City Attorney and City Engineer) to construct all on-site and off-site improvements, as depicted on the approved Tentative Map and any conditions and mitigations imposed on this project, prior to approval of the final map. Should the applicant desire to obtain final map prior to completion and acceptance of improvements, any necessary bonds and fees in an amount determined by the City Engineer must be provided. The bond maybe in the form of cash, instrument of credit or surety bond.
32. Prior to the execution of the Subdivision Improvement Agreement, 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. All plans and reports must be signed and stamped by a California licensed professional.
 - b. Plan, profile and cross sections of the proposed driveway. The proposed driveway shall not exceed the maximum grade per Fire Department standards.

- c. ADA Compliant Curb ramps on both sides of the driveway.
 - d. Design Geotechnical Report analyzing the proposed on-site and off-site improvements including but not limited to the driveway.
 - e. 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.
33. Prior to approval of the final map, the applicant shall verify that all public and private utilities have been provided to serve the subdivision. Approvals and/or agreements shall be obtained from all utilities.
34. A traffic control plan shall be submitted for review by the City Engineer. Lane closures shall be requested 72 hours in advance of schedule and coordinated with Pacifica Police and Fire Departments. Through traffic shall be maintained at all times along San Pedro Ave.
35. 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 to issuance of the Certificate of Occupancy. Permit fees shall be determined per the current adopted fee schedule at the time of permit issuance.
36. No wastewater (including equipment cleaning wash water, vehicle wash water, cooling water, air conditioner condensate, and floor cleaning wash water) shall be discharged to the storm drain system, the street or gutter. New storm drain inlets shall be protected from being blocked by large debris to the Public Work Director's satisfaction.

North County Fire Authority

37. The applicant shall provide a fire sprinkler system per PMC Section 1003.2 for R-1 occupancy with Fire Department Code (FDC) connections on the edge of the roadway. Each FDC connection shall have a sign designating which building they serve.
38. Fire sprinklers shall be centrally monitored by a third party.

39. The applicant shall provide a horn strobe on the road side of each building for the fire sprinkler systems.
40. The applicant shall provide a fire flow of 750 gallons per minute for 2 hours per 2013 CFC Appendix B Table B105.1. This includes a 50% exemption from the 1,500 gallons per minute standard in Section B105.1.
41. The applicant shall provide a fire hydrant per 2013 CFC Appendix C Table C105.1. The applicant shall install the fire hydrant either along the driveway or within three feet of either side of the entry driveway at the front property line to the satisfaction of the Fire Chief or designee.
42. Fire Access shall be provided per 2013 CFC Appendix D, Section D102 to the satisfaction of the Fire Chief or designee.
43. The minimum width of the road (for purposes of the NCFCA conditions, the onsite driveway is considered the road that provides fire access to the site) shall be 26 feet per 2013 CFC Appendix D, Section D103.1 if a fire hydrant is located on the road. Otherwise, the minimum width of the road shall be 20 feet.
44. The maximum grade of the road shall be 10% as required in 2013 CFC Appendix D, Section D103.2 unless an exception of up to 15% grade is granted by the Fire Chief or designee of the NCFCA.
45. The applicant shall provide an approved turnaround as required by 2013 CFC Appendix D, Section D103.4 and Table D103.4 Dead Ends to the satisfaction of the Fire Chief or designee.
46. The applicant shall provide portable fire extinguishers as required by 2013 CFC Chapter 9, Section 906.1 in each of the separate motel units to the satisfaction of the Fire Chief or designee.
47. The applicant shall install all fire service features as required by 2013 CFC Chapter 5, Section 501.4 prior to commencement of any vertical building construction on the site, to the satisfaction of the Fire Chief or designee.

Wastewater Department

48. Prior to issuance of a building permit, the applicant shall submit materials demonstrating the location and size of sewer laterals, appurtenances, and method of compliance with Wastewater Department standards and specifications.

North Coast County Water District (NCCWD)

49. California drought restrictions apply. On August 20, 2014, the Board of Directors adopted Ordinance No. 56 implementing Stage 2 of the District's Water Shortage Contingency Plan Regarding Mandatory Restrictions on Outdoor Water Use. Also, on April 1, 2015, the Governor of California issued an executive order for a mandatory 25% reduction in water usage across the State of California. The District's Board will address any additional requirements and will provide any update on the District's website. A copy of the current Ordinance No. 56 is available on the District's website at <http://nccwd.com/images/PDFs/drought/ord56.pdf>.
50. Prior to the issuance of a building permit, Applicant shall determine the domestic water requirements in accordance with the Uniform Plumbing Code so that the NCCWD can provide the properly sized domestic meter or meters. The Applicant shall complete a *Commercial/Mixed-Use/Multi-Family Water Service Application*. Storage and Transmission 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.
51. Due to the requirement for a fire sprinkler system at this project site, 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. The NCCWD requires a \$500 deposit towards the cost of performing the fire flow test. If the actual cost of the fire flow is less than the deposit, a refund will be returned to the owner/applicant.
52. Prior to the issuance of a certificate of occupancy, the fire sprinkler designer shall obtain the latest version of the NCCWD's Standard Specifications and Construction Details (available online at www.nccwd.com or available for purchase at the NCCWD office). The sprinkler designer must design the sprinkler system to meet NCCWD standards. The fire sprinkler designer must submit plans and Hydraulic Fire Sprinkler Calculations approved and stamped by the Fire Marshal to the NCCWD for review along with the appropriate fees to cover NCCWD costs related to plan review.

Conditions of Approval for PSD-792-15,
CDP-349-15, SUB-225-15 and S-113-15
500 San Pedro Ave (APN 023-073-190)
Four Detached Motel Units and Subdivision
February 1, 2016
Page 9 of 9

53. Applicant shall 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, 2000 Alameda de las Pulgas, Suite 100, San Mateo, CA 94403. Telephone number (650) 372-6204, Attention: Michelle Bilodeau. Approval by the County may be required before any work is completed by the NCCWD.
54. Applicant is responsible for trenching, backfilling, and resurfacing the roadway and/or sidewalk from water main, as identified by the District Engineer, to the proposed meter(s) to NCCWD and City of Pacifica standards.

END

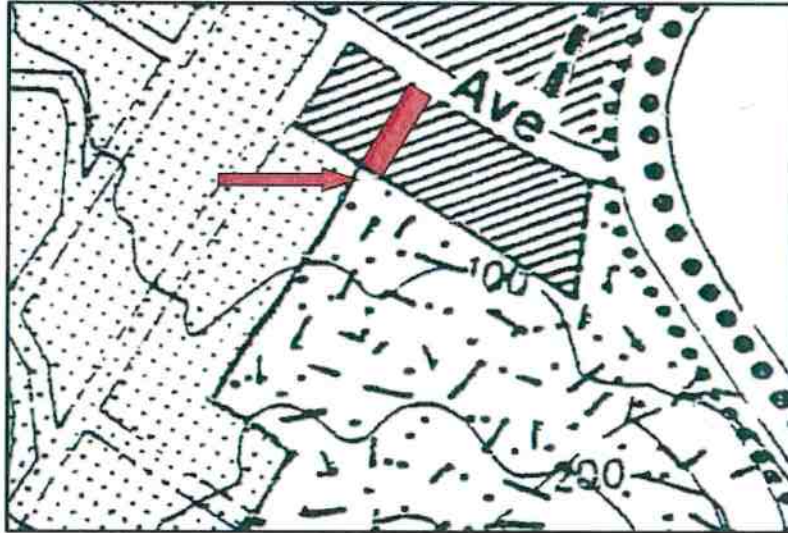
Zoning & Land Use Exhibit

City of Pacifica
Planning Department

General Plan Diagram

Neighborhood: Pedro Point

Land Use Designation: Lot 1: Commercial and Lot 2: Open Space Residential



Zoning Map Diagram

Existing Zoning District: Lot 1 C-2 (Community Commercial)/CZ (Coastal Zone)

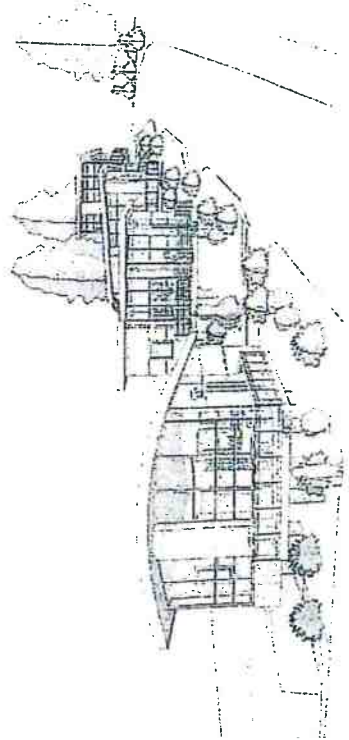
Lot 2: R-1 (Single-family Residential)/HPD (Hillside Preservation District)/CZ



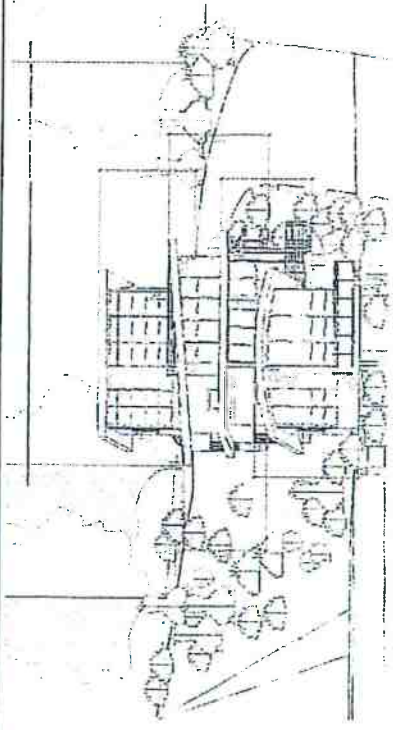
North Arrow
(Not to Scale)

Project Description

Site plan and site layout to be submitted to the City of Pacifica for review and approval. The site plan and site layout shall be submitted to the City of Pacifica for review and approval. The site plan and site layout shall be submitted to the City of Pacifica for review and approval.



Site View



North
1/8" = 1'-0"

Project Index

- A1 Title Sheet - Street perspective
- A2 Project Information
- A3 Project Information
- A4 Project Information
- A5 Project Information
- A6 Project Information
- A7 Project Information
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- A19 Project Information
- A20 Project Information

Project Data

General Plan & Coastal Local Plan
 Coastal Zone
 Lot Size
 Zoning
 Dredge/overport (under mooring)
 Landscaping
 URS (VADN)
 URS
 URS
 URS

Comments, value survey, unit cost, note, simple landscaping

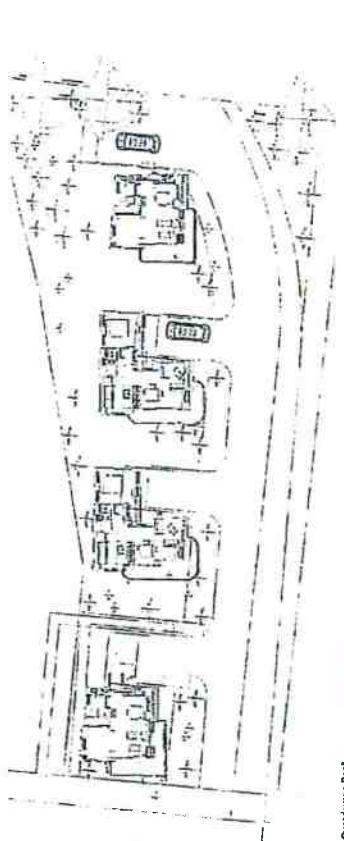
Comments, value survey, unit cost, note, simple landscaping
 14,000 sq. ft.
 2778 sq. ft. (19%)
 197 sq. ft. (1%)
 5200 sq. ft. (36%)
 428 sq. ft. (11%)
 519 sq. ft. (11%)
 498 sq. ft. (11%)



No.	Description	Date

Anchor Inn
500 San Pedro Ave
Title Sheet

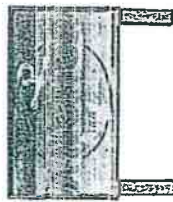
Project Number: 2015-04
 Date: OCT 11, 2015
 Designer: AUSTIN
 Checker: C. WILSON
 Scale: A1
 Title: 1/8" = 1'-0"



Overhead View

Signage

Order 15" x 20" framed with cedar post 1" above grade.



REVISIONS

OCT 14 2015

City of Pacifica

VESTING TENTATIVE PARCEL MAP ANCHOR HEIGHTS - 500 SAN PEDRO AVE CITY OF PACIFICA, SAN MATEO COUNTY, CALIFORNIA

SHEET INDEX:

- C1.01 TITLE SHEET
- C2.01 EXISTING CONDITION
- C3.01 LOTTING AND PUBLIC IMPROVEMENTS
- C4.01 SITE PLAN
- C4.02 IMPROVEMENTS RELATED TO NEIGHBORS
- C4.03 UTILITY
- C5.02 EXISTING DRAINAGE PLAN
- C5.03 PROPOSED DRAINAGE PLAN

- DEVELOPMENT INFORMATION**
- TYPE OF DEVELOPMENT 4 UNIT MOTEL
 - PRESERVE USE OF LAND SINGLE FAMILY HOME
 - IMPROVEMENT STANDARDS CONFORM TO ALL CITY STANDARDS
 - DOMESTIC WATER SYSTEM NORTH COUNTY WATER DISTRICT
 - SANITARY SEWER SYSTEM CITY OF PACIFICA
 - GAS & ELECTRIC PACIFICA GAS AND ELECTRIC
 - TELEPHONE AT&T
 - DRAINAGE COURSE PER FIRM. AREA IS SUBJECT TO MINIMAL INUNDATION DURING THE 100 YEAR STORM
 - CONTOUR INTERVALS 2 FOOT
 - EXISTING ZONING R1 / C1
 - PROPOSED ZONING MICHAEL O'CONNELL P.E., 2002
 - ASSESSORS PARCEL NUMBER R1 / C1 NO CHANGE
 - GEOTECHNICAL CONSULTANT C28-016-160
 - EARTH INVESTIGATIONS, JOEL BALDWIN

OWNER / DEVELOPER

DAVID COLT, OWNER 1397 GRAND AVE PACIFICA
 DAVID BLACKMAN, DEVELOPER 375 KEITH AVE PACIFICA
 PEDRO POINT MOTEL, LLC 375 KEITH AVE PACIFICA

BENCHMARK

BENCHMARK STATEMENT: ELEVATION SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK DESIGNATION 'Y 1240' LOCATED AT THE NORTHEAST CORNER OF THE BRIDGE OVER SAN PEDRO CREEK ON US HIGHWAY 1 IN THE CITY OF PACIFICA AS DESCRIBED BY THE NATIONAL GEODETIC SURVEY, WITH AN ELEVATION =16.65 FEET.

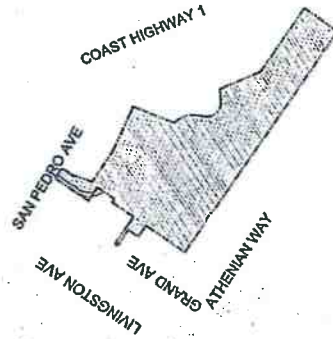
BASIS OF BEARING

BASIS OF BEARING STATEMENT: THE BEARING NORTH 56° 34' 10" WEST, OF THE SAN PEDRO AVENUE, AS SHOWN ON THAT CERTAIN RECORD IN BOOK 32 OF L.L.S. MAPS PAGE 98, ON FEBRUARY 18, 2009, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

ENGINEER'S STATEMENT:

THESE PLAN HAVE BEEN PREPARED BY ME, OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES.

MICHAEL A. O'CONNELL, P.E. 75811



LOCATION MAP



ESTIMATED EARTHWORK

CUT 43 CY
 FILL 0 CY
 NET 43 CY EXPORT

LOT SIZE AND SLOPE

EXISTING 11.68 ACRES (509,586 sq.ft.) 19% slope
 PROPOSED LOT 1 - MOTEL .33 ACRES(14,409 sq.ft.) 15% slope
 PROPOSED LOT 2 - HOUSE 11.34 ACRES(494,178 sq.ft.) 22% slope

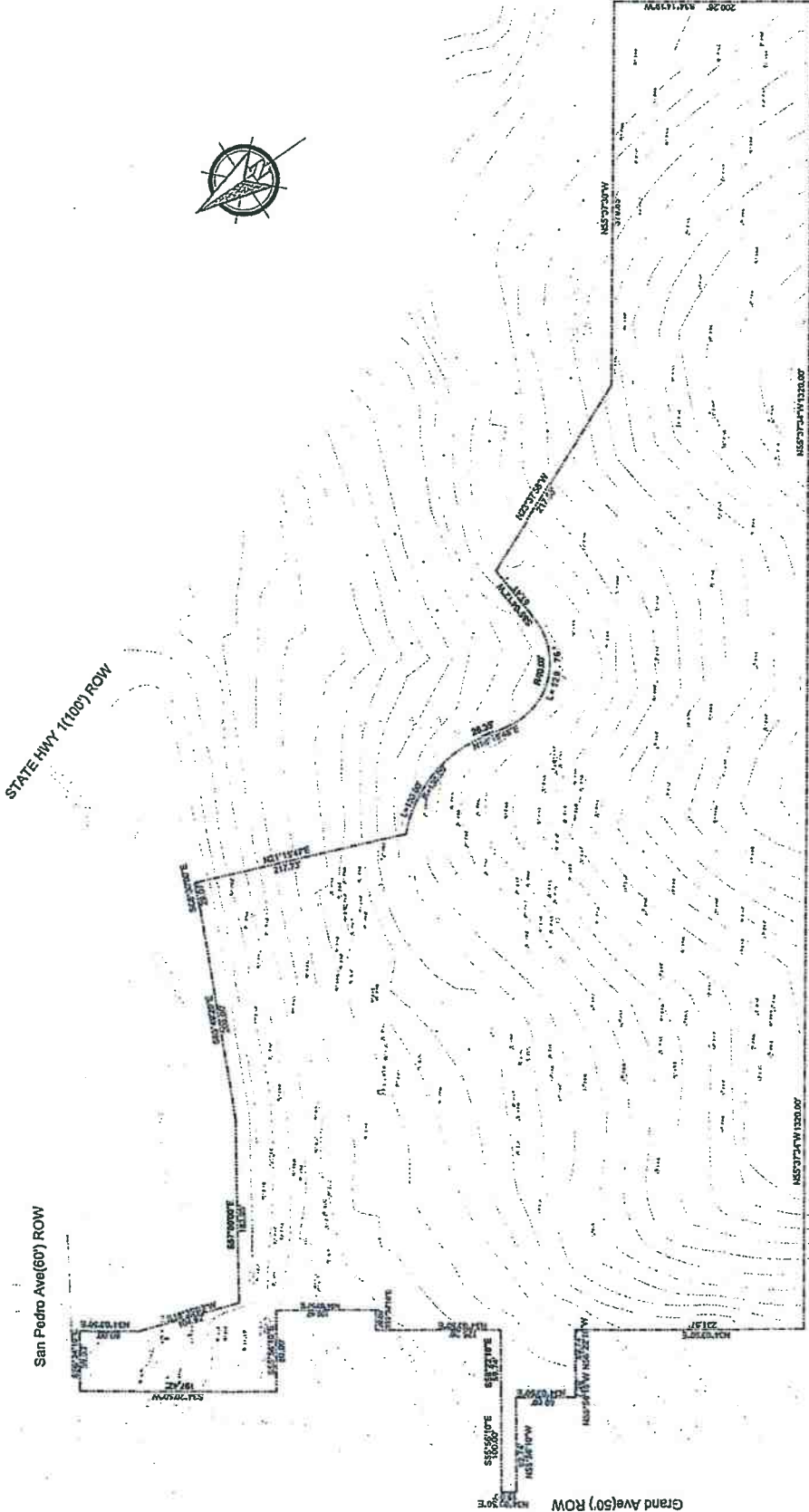
375 Keith Ave Pacifica, CA

Anchor Inn
 500 San Pedro Ave Pacifica, CA

No.	Description	Date

Vesting Tentative Map - Title

Project number	2015-6
Date	Oct 4, 2015
Drawn by	Author
Checked by	Checker
C1.01	
Scale	



Vesting Tentative Map - Existing

Project number	2015-5
Date	Oct 4, 2015
Drawn by	Author
Checked by	Checker

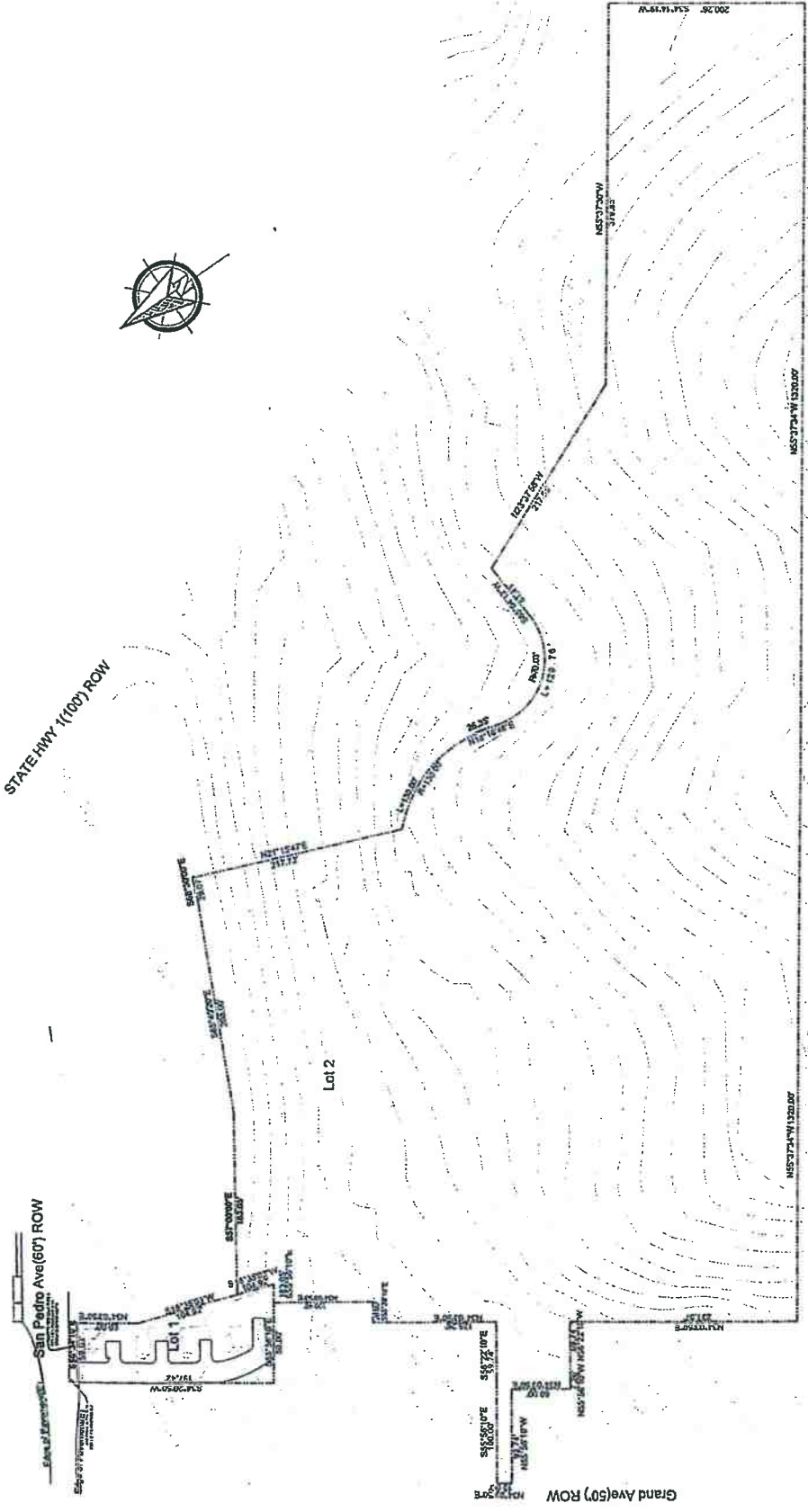
C2.01

Scale 1:50

No.	Description	Date

Anchor Inn
 500 San Pedro Ave Pacifica, CA

375 Keith Ave Pacifica, CA



Proposed Lots & Public Improvements

Project number	2015-6
Date	Oct 4, 2015
Drawn by	Author
Checked by	Checker

C3.01

Scale 1:50

No.	Description	Date

Anchor Inn
 500 San Pedro Ave Pacifica, CA

375 Keith Ave Pacifica, CA

Project Notes:

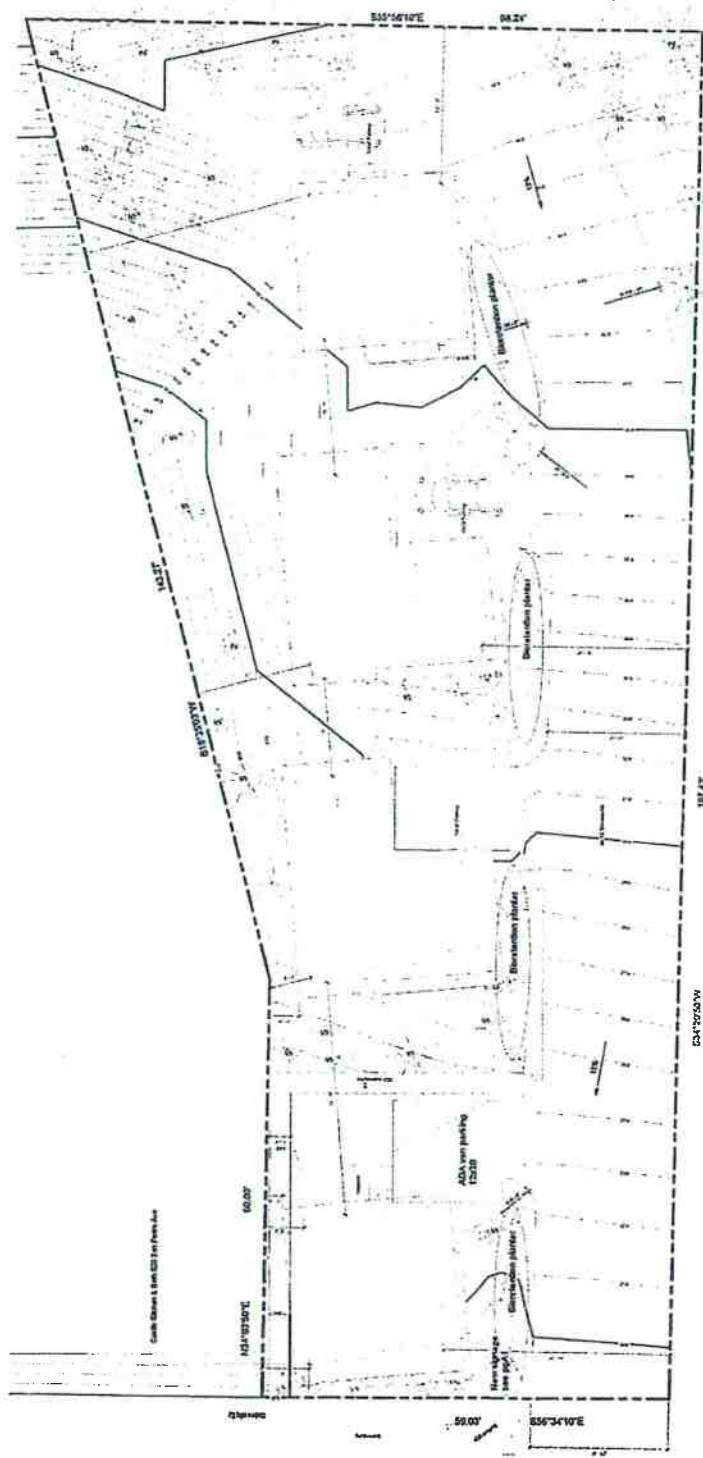
No checks on property
No signage proposed
No signage proposed, the notes will be lobby (w/entrance) based with no office or signage
All signage less on site
All signage less on site
No proposed grading
All exterior lighting shown on landscape and elevation will be down lighting and LED

Preliminary Landscaping

All Encyclopaedia trees to be removed.
No irrigation system will be installed
An irrigation system based on concept of current landscaping at the building are proposed and not existing.

1. Green Buckeye
2. Coastal Live Oak
3. Flame Tree
4. Royal Palm
5. Halfway Cherry
6. Blue Alibertia

The landscaping notes to include a mix of Row Buck, Purple Three Ave, California Fanpaw, Coast range maple, March Rosemary.



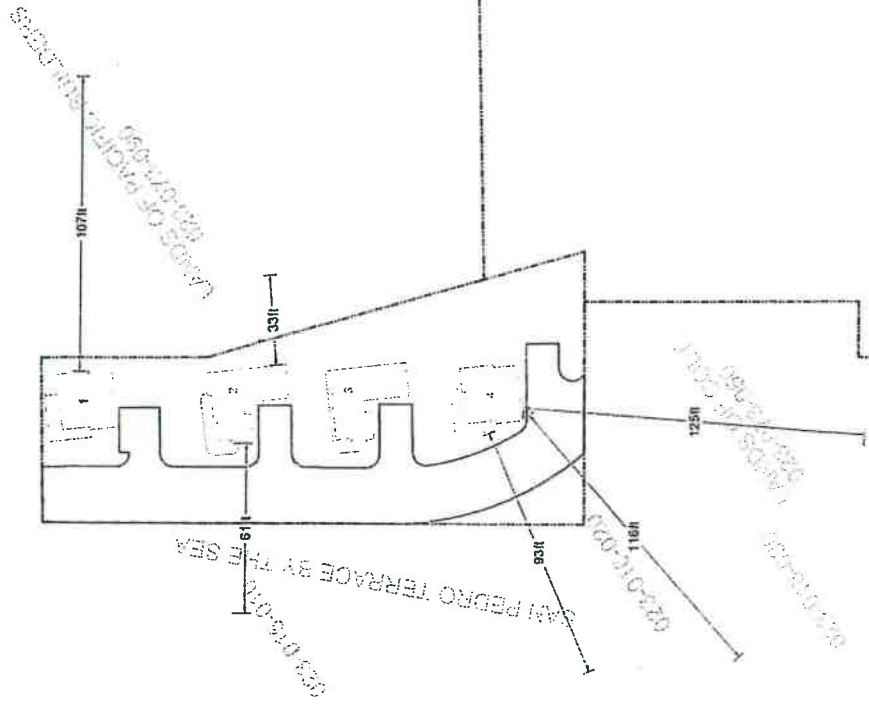
NO.	REVISIONS	DATE

Anchor Inn
500 San Pedro Ave
Site Plan

Project Number: 2015-4
 Date: Dec 11, 2015
 Drawn by: ALBERTO
 Checked by: C. GARCIA
C4.01

Scale: 1/8" = 1'-0"

San Pedro Ave (60') ROW

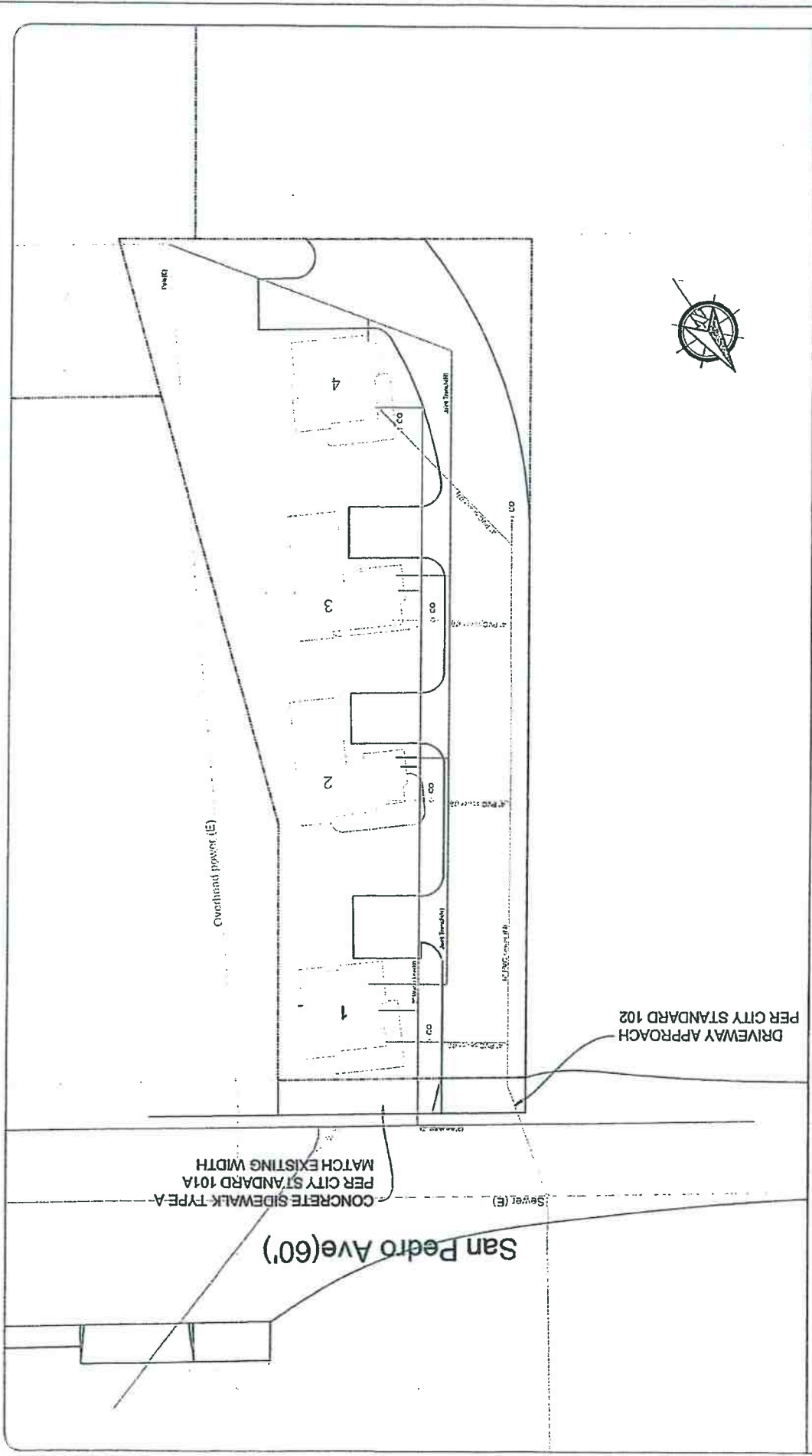


Improvements Near Neighbors	
Project number	2016-S
Date	Oct 4, 2015
Drawn by	Author
Checked by	Checker
	C4.02
	Scale 1:20

No.	Description	Date

Anchor Inn
500 San Pedro Ave Pacifica, CA

375 Keith Ave Pacifica, CA

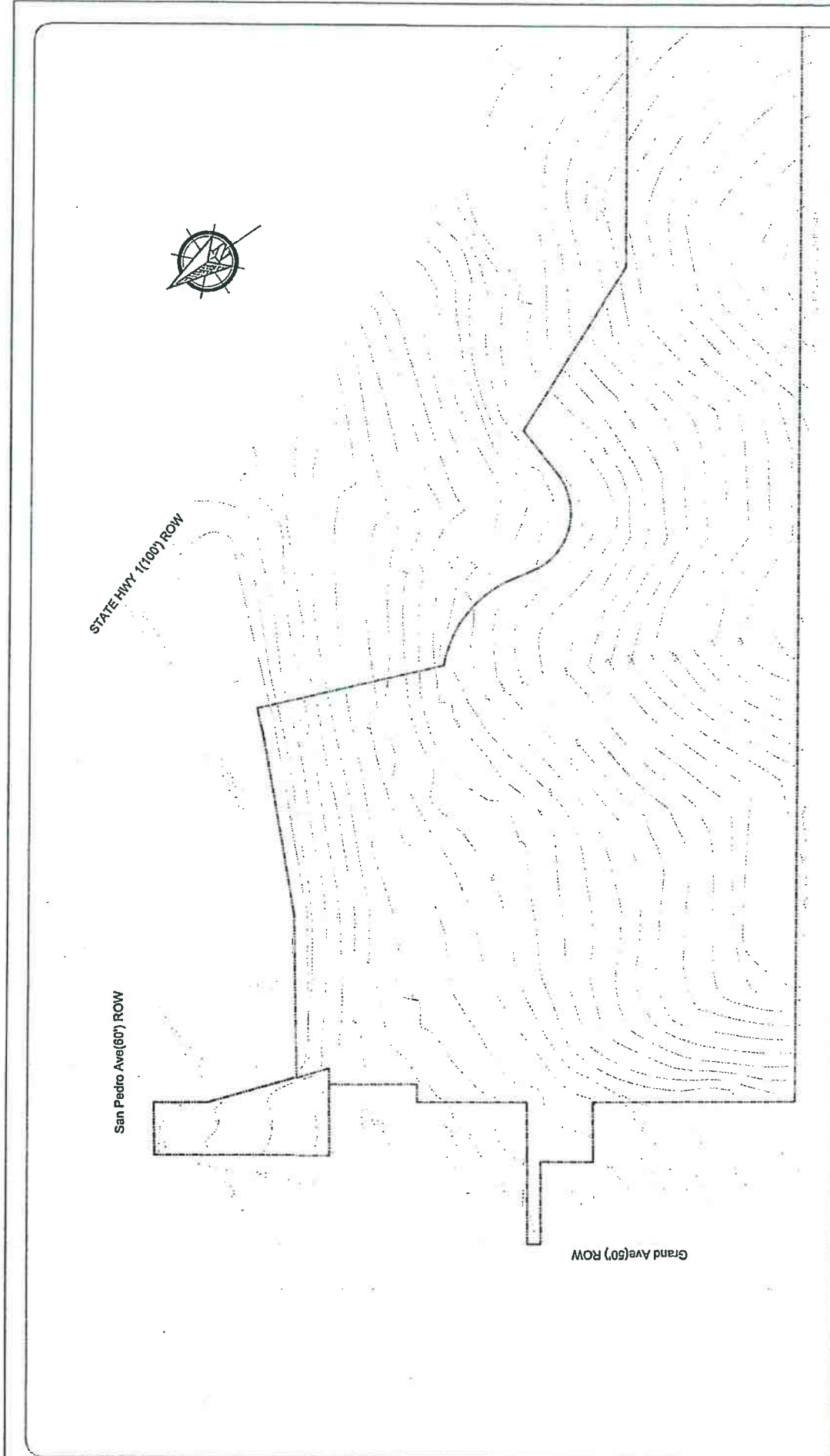


Proposed Utilities
 Project number 2018-5
 Date Oct 4, 2015
 Drawn by Author
 Checked by Checker
 Scale 1:10

No.	Description	Date

Anchor Inn
 500 San Pedro Ave Pacifica, CA

375 Keith Ave Pacifica, CA

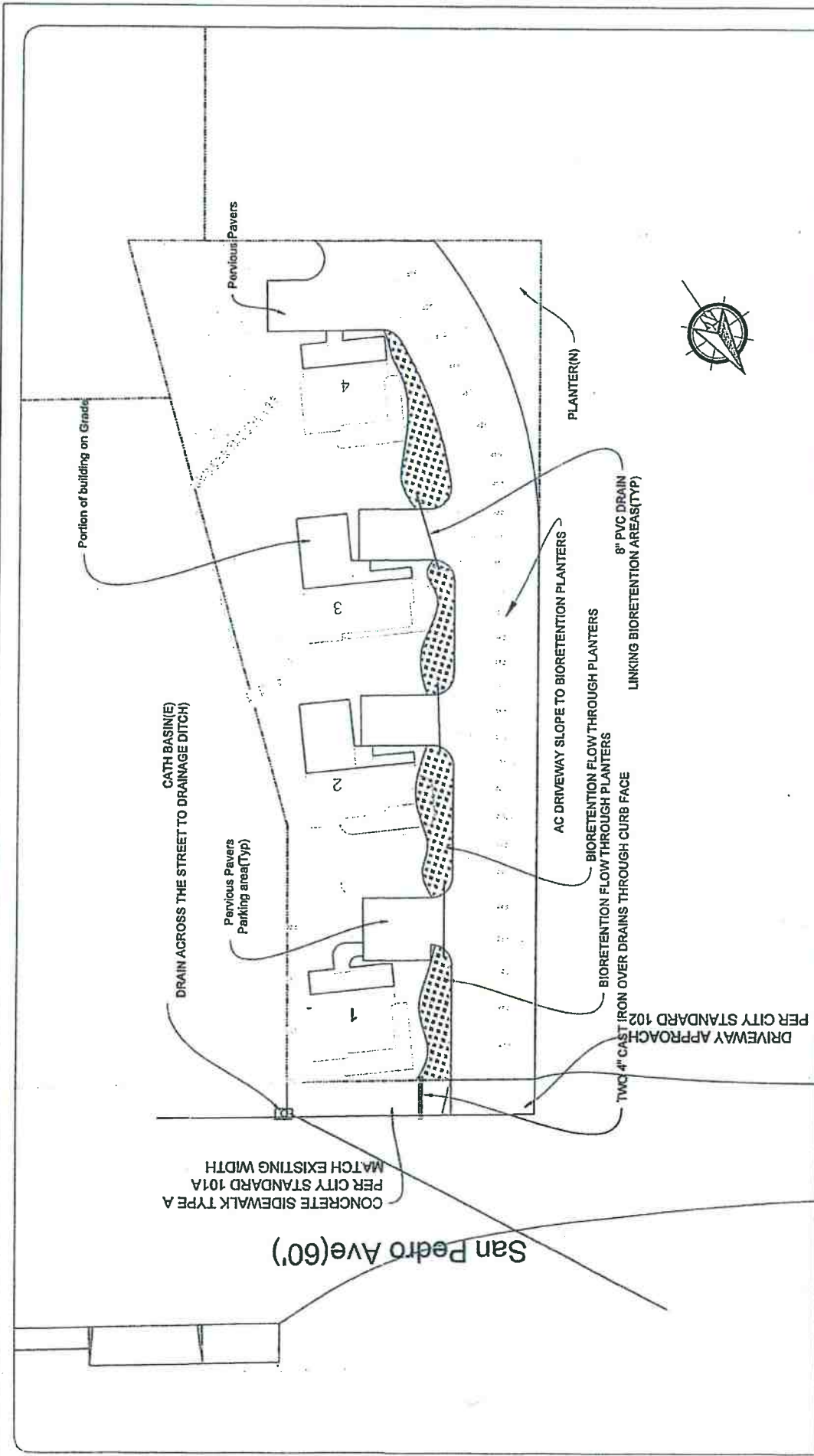


Existing Drainage
 Project number 2015-6
 Date Oct 4, 2015
 Drawn by Author
 Checked by Checker
 Scale 1:30

No.	Description	Date

Anchor Inn
 500 San Pedro Ave Pacifica, CA

375 Keith Ave Pacifica, CA



Proposed Drainage	
Project number	2015-6
Date	Oct 4, 2015
Drawn by	Author
Checked by	Checker
	Scale 1:10

No.	Description	Date

Anchor Inn
 500 San Pedro Ave Pacifica, CA

375 Keith Ave Pacifica, CA

Anchor Inn Motel Colors



RECEIVED
MAY 12 2015
City of Pacific

