

Scenic Pacifica

Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

DATE: April 20, 2015
LOCATION: Council Chambers, 2212 Beach Boulevard
TIME: 7:00 PM

ROLL CALL:

SALUTE TO FLAG:

ADMINISTRATIVE BUSINESS:

Approval of Order of Agenda

Approval of Minutes: March 16, 2015 and April 6, 2015

Designation of Liaison to City Council Meeting:

CONSENT ITEMS:

None

PUBLIC HEARINGS:

- UP-040-14** **USE PERMIT UP-040-14**, filed by Noelle DeWeese of the Spindrift School of Performing Arts, to demolish an existing outdoor restroom building and install nine trailers to create a 105'-3" X 63' (6,630 sq. ft.) combined classroom building to conduct theater and dance classes at the upper level of Oddstad Park, 1050 Crespi Drive (APN: 023-132-160). Recommended California Environmental Quality Act (CEQA) status: Categorical Exemption. *Proposed Action:* Approve as conditioned.
- GPA-90-15** **CONSIDERATION OF A NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT GPA-90-15 AND GENERAL PLAN AMENDMENT GPA-90-15**, initiated by the City of Pacifica Planning Department, to amend the Housing Element of the General Plan for the period 2015 to 2023. Recommended California Environmental Quality Act (CEQA) status: Negative Declaration. *Proposed Action:* Recommend to the City Council adoption of: (1) a Negative Declaration for General Plan Amendment GPA-90-15; and, (2) General Plan Amendment GPA-90-15.

CONSIDERATION ITEM:

3. Planning Permits and Process presentation.

COMMUNICATIONS:

Commission Communications:

Staff Communications:

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.

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 disabled citizens upon at least 24-hour advance notice to the City Manager's office (650-738-7301). If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.

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 Staff Report

DATE: April 20, 2015

ITEM: 1

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of Public Hearing was published in the Pacifica Tribune on April 8, 2015 and mailed to 108 surrounding property owners.

FILE: UP-040-14

APPLICANT: Noelle DeWeese, Spindrift School of Performing Arts, P.O. Box 891, Pacifica, CA 94044

OWNER: City of Pacifica, 170 Santa Maria Ave., Pacifica, CA 94044

PROJECT LOCATION: Oddstad Park, 1050 Crespi Dr. (APN 023-132-160) – Linda Mar

PROJECT DESCRIPTION: Demolish an existing outdoor restroom building at the upper level of Oddstad Park and install nine trailers to create a 105'-3" X 63' (6,630 sq. ft.) classroom building to conduct theater, music, and dance classes for the Spindrift School of Performing Arts.

General Plan: Park

Zoning: R-1 (Single-Family Residential)

RECOMMENDED CEQA STATUS: Class 1 Categorical Exemption, Section 15301(l); and, Class 3 Categorical Exemption, Section 15303(c).

ADDITIONAL REQUIRED APPROVALS: None. Subject to appeal to the City Council.

RECOMMENDED ACTION: Approve as conditioned.

PREPARED BY: Christian Murdock, Assistant Planner

ZONING STANDARDS CONFORMANCE:

<u>Standards</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size (sq. ft.)	5,000	344,124 (7.90 ac.)	No change
Coverage	40% max	1.7%	3.8%
Height	35'-0" max	14'-2"	No change
Landscaping	20% min	83%	81%
Setbacks (Main Bldg.)			
-Front	15'-0"	N/A	362'-6"
-Side (interior lot)	5'-0"	N/A	190'-7" (left) 113'-3" (right)
-Rear	20'	N/A	265'-7"
Distance Between Bldgs.	5'-0"	N/A	90'
Parking	One space per employee, plus 3 spaces per 20 students	44 spaces (20 spaces at upper level and 24 at lower level)	7 employee and 3 student spaces

PROJECT SUMMARY

1. Project Description:

The Planning Commission must consider two components of this project at Oddstad Park: the physical development of the school building and the school use at the site. Subsequent sections of the staff report will discuss elements of each component.

Classroom Building

The applicant, Spindrift School of Performing Arts (SSPA), proposes to combine nine portable trailer units into a single, internally integrated 105'-3" long X 63' wide (6,630 sq. ft.) classroom building. The building will stand 14'-2" above grade. SSPA will paint the trailers with a main wall color of Whisper Gray (Dunn Edwards Color [DEC] 785) and a trim color of Irogon Blue (DEC796). Landscaping will consist of a small number of shrubs on the north, east, and south elevations.

The new trailers will be installed at the upper level of Oddstad Park in an open grass area across the parking lot from the former community center building that currently houses the Pacifica Spindrift Players (PSP). Construction of the classroom building will require demolition of a park restroom building which has been inoperative for several years as well as removal of two picnic tables and a barbeque pit. SSPA will refurbish one picnic table and relocate it to the front of the new building.

Utilities for the new classroom building are already available at the project site from existing electrical, water, and wastewater lines serving the adjacent building. Minor trenching will be

necessary in the immediate vicinity of the trailers to bring the utilities from their existing locations to the new classroom building. The project will not affect the play equipment at the lower level of the park.

Spindrift School of Performing Arts

The SSPA, a separate nonprofit entity from the PSP, currently conducts classes at the adjacent City-owned community center which hosts PSP rehearsals and performances. The recent growth of SSPA and the desire to have adequate instructional spaces has caused it to expand beyond the small studio area it shares with PSP, which has also experienced an expanded season and more frequent activity. The combined growth of both organizations has necessitated SSPA's move, since PSP holds the master lease for the community center.

Lease

The City Council approved a lease with SSPA for a term of 10 years with one option to renew for 10 more years on August 11, 2014. The lease requires SSPA to take possession of the site on an as-is basis with all faults. A condition of approval in the draft resolution of approval reiterates SSPA's acceptance on an as-is basis consistent with the lease provisions. A separate condition of approval would make this Use Permit valid only during the term of SSPA's lease with the City, including any extensions.

Parking

Oddstad Park has a total of 44 parking spaces, with 20 parking spaces at the park's upper level and 24 parking spaces at the lower level. The project will require 12 parking spaces based on the Pacifica Municipal Code Section 9-4.2818(f)(4) parking requirement for "high schools, colleges, and business, professional, and trade schools," which calls for one parking space for each employee, plus three parking spaces for each 20 students, based on the maximum capacity of the facility at any one time during any 24 hour period. The identified parking requirement is based on current SSPA operations with seven staff and up to 30 students on-site at any time. Although the majority of SSPA students are under 16 years of age and will not park on-site during classes, it is difficult for the City to control the age mix of students and it is appropriate to plan for the greatest intensity of parking demand.

There is ample parking available at the upper level of the park – where the proposed building will be located – to accommodate SSPA's current operations while allowing for some growth in school staff and students with some additional visitor parking. Provision of adequate parking at the upper level is reliant upon proper coordination with PSP's performance events and a limit on the total number of students attending the school. To avoid frequent parking overflow to the lower level parking area, staff recommends limiting SSPA operations to 10 staff and 40 students on-site at any time.

Signage

SSPA proposes a single, ground-mounted sign in conjunction with this project. The sign will be installed along the east elevation of the proposed classroom building, and will measure 3' tall by 5' wide. The sign base will consist of two wood or metal posts at either end of the sign

mounted in a concrete footing. Lettering and trim will be copper and brass, and the background will be corrugated aluminum.

Schedule of Classes and Events

SSPA offers classes in theater performance and various dance styles to children ages 3 to 18 years. Most classes will occur Monday through Friday from 3 to 6 PM, although occasional classes and special events may occur on weekends or earlier or later in the day. In summer (June-August), day camps replace the normal class schedule and will occur Monday through Friday from 9 AM to 3 PM. Between four and seven staff will be present on-site during all classes and events, but most commonly will be at the school Monday through Friday from 10 AM to 6 PM. Class sizes will be up to 30 students per day, most under the driving age of 16 years old and dropped off by parents who usually do not stay during the class (minimizing parking demand).

Seasonal special events will occur during spring (March-May), summer, and fall (September-December). Spring special events include a private lesson recital on a Saturday at 2 PM, and a small theatre show (for home school and theatre classes) either on a Friday at 6 PM or a Saturday at 2 PM. The fall special event schedule is identical to the spring schedule. In summer, in addition to day camps, SSPA hosts two to three Friday evening performances at 6 PM. Attendance at each special event ranges from 10 to 60 persons.

Coordination with Pacifica Spindrift Players (PSP)

SSPA and PSP currently share a single facility for both of their educational and performance programs. Close coordination has been necessary to avoid usage conflicts, not only in the building itself, but also in the limited parking areas available at the site. Both organizations jointly plan their events six months in advance, with subsequent conferences at the end of each month to coordinate in greater detail. SSPA will continue with this coordination as long as PSP is willing to also participate.

Heritage Trees

Construction of this project will not require removal of any heritage trees. However, construction will occur within the drip lines of several trees, most importantly two cypress trees (88 inch and 110 inch circumferences) at the northwest of the proposed trailers. SSPA has prepared a tree protection plan for Commission consideration.

2. Background:

Oddstad Park is an 18.33-acre site comprised of two parcels. The park, which has a steep grade rising southeasterly from Crespi Drive, was created in 1956 with the subdivision of Linda Mar No. 13 (Tract No. 734). On-site circulation consists of a one-way perimeter driveway that connects from the right-of-way to two parking areas. The first parking lot is at the lower level of the site adjacent to an area with play equipment and basketball nets. The second parking lot is at the upper level at the rear of the developed portion of the park, which is the highest elevation with paved access. The upper level of the park consists of the parking lot, the former

community center/PSP theater, and an open grass field where the project is proposed for construction.

The Planning Commission's last entitlement affecting the site was Use Permit UP-353-79, approved with Resolution No. 550 July 2, 1979. UP-353-79 involved an addition to the existing community center building at the upper level of the park. The current project is consistent with UP-353-79 and staff has identified no conflicts with the earlier approval.

3. General Plan, Zoning, and Surrounding Land Uses:

The subject site's General Plan land use designation is Park, and its zoning classification is R-1 (Single-Family Residential). All land uses surrounding the site are single-family residential.

4. Municipal Code:

SSPA's proposal requires approval of a Use Permit pursuant to Pacifica Municipal Code Section 9-4.401(b)(1), which identifies a school as a conditional use in the R-1 zone.

5. CEQA Recommendation:

Staff analysis of the proposed project supports a Planning Commission finding that it qualifies for a two-part categorical exemption from the California Environmental Quality Act (CEQA). The first exemption, for the demolition of the restroom building, qualifies within Class 1 in Section 15301(l) of the CEQA Guidelines (Existing Facilities). Section 15301(l) states in part:

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

(l) Demolition and removal of individual small structures listed in this subdivision:

(4) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

The second exemption, for the installation of multiple trailers to create a single classroom building, qualifies within Class 3 in Section 15303(c) of the CEQA Guidelines (New Construction or Conversion of Small Structures). Section 15303(c) states in part:

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.

SSPA's proposal to demolish a restroom building (an accessory structure) fits within the scope of a Class 1 categorical exemption. The proposal to construct a classroom building, since not a residential use, is necessarily considered a commercial use for purposes of this exemption. On this basis, since the installation (1) is within an urbanized area; (2) consists of a single building; (3) has a floor area less than 10,000 sq. ft.; (4) is located on a site where the zoning conditionally permits a school; (5) does not involve the use of significant amounts of hazardous substances; (6) is located on a site where all necessary public services and facilities are available; and, (7) is located at a site where the surrounding area is not environmentally sensitive; therefore, the project fits within the scope of a Class 3 exemption.

6. Staff Analysis:

Staff believes the project is a positive improvement for the Oddstad Park site. It will increase utilization of the site without impacting the primary recreational area at the lower level of the park. Allowing the SSPA to expand will provide enhanced opportunities for cultural education to young Pacificans, enriching their lives and enhancing the community, and is consistent with the community purpose of Pacifica's parklands.

7. Summary:

Staff has determined that, as conditioned, the project will satisfy all zoning regulations and applicable development standards, and will be consistent with the General Plan. Thus, staff recommends approval of the project subject to the conditions in Exhibit A of the Resolution.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission finds that the project is exempt from the California Environmental Quality Act; approves Use Permit UP-040-14 by adopting the attached resolution, including conditions of approval in Exhibit A; and, incorporates all maps and testimony into the record by reference.

Attachments:

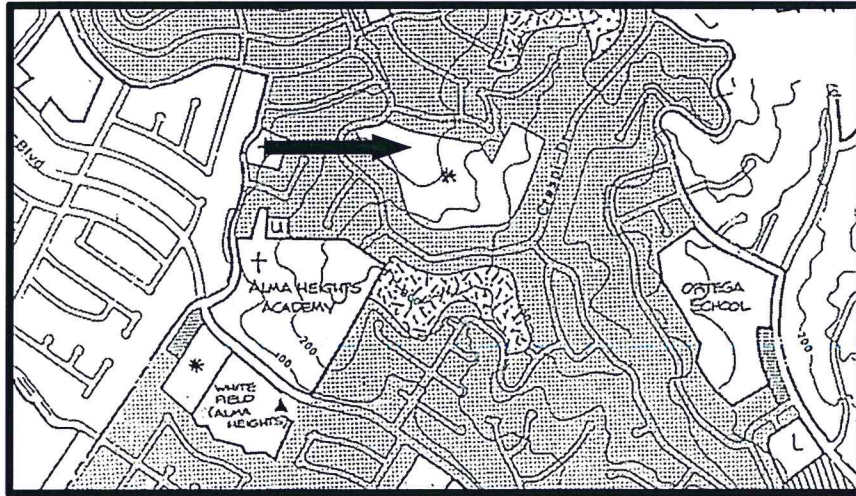
- A. Land Use and Zoning Exhibit
- B. Resolution for Use Permit
- C. Exhibit A for Resolution – Conditions of Approval
- D. Plans and Elevations
- E. Tree Protection Plan

Zoning & Land Use Exhibit

City of Pacifica Planning Department

General Plan Diagram

Neighborhood: Linda Mar
Land Use Designation: Park



Zoning Map Diagram

Zoning District: R-1 (Single-Family Residential)



(Maps Not to Scale)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING USE PERMIT UP-040-14, SUBJECT TO CONDITIONS, FOR SPINDRIFT SCHOOL OF PERFORMING ARTS AT ODDSTAD PARK, 1050 CRESPI DRIVE (APN 023-132-160).

Initiated by: Noelle DeWeese for Spindrift School of Performing Arts (“Applicant”).

WHEREAS, an application has been submitted to demolish an existing outdoor restroom building at the upper level of Oddstad Park and install nine trailers to create a 6,630 square feet classroom building to conduct classes for the Spindrift School of Performing Arts at 1050 Crespi Drive; and

WHEREAS, the Planning Commission has determined the project is exempt from the California Environmental Quality Act (CEQA) as a Class 1 project per Section 15301(l) of the CEQA Guidelines and a Class 3 project per Section 15303(c) of the CEQA Guidelines; and

WHEREAS, the project requires approval of a Use Permit because it involves commencement of a school use within the Single-Family Residential (R-1) zoning district; and

WHEREAS, sufficient on-site parking exists to accommodate the anticipated demand created by the project; and

WHEREAS, the Spindrift School of Performing Arts will be harmonious with the surrounding neighborhood and provide a valuable opportunity for performing arts education to the children of Pacifica; and

WHEREAS, the project is in conformity with the City’s adopted General Plan and the proposed structure complies with the development standards of the underlying zoning district;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Use Permit UP-040-14:

1. That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, and welfare of the persons residing or working in the neighborhood or to the general welfare of the City; and,
2. That the use or building applied for is consistent with the applicable provisions of the General Plan and other applicable laws of the City and, where applicable, the Local Coastal Land Use Plan; and

Attachment B

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

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby approve Use Permit UP-040-14, subject to conditions of approval attached in Exhibit A.

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 20th day of April 2015.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Mike Brown, Chair

ATTEST:

Tina Wehrmeister, Planning Director

APPROVED AS TO FORM:

Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Use Permit UP-040-14 Spindrift School of Performing Arts Trailer Installation Oddstad Park, 1050 Crespi Drive (APN 023-132-160)

Planning Commission Meeting of April 20, 2015

Planning Department

1. Development shall be substantially in accord with the plans entitled "C1 Site Plan" and "C2 Site Plan Zoomed In," consisting of two (2) sheets, and revised February 8, 2015, except as modified by the following conditions.
2. In addition to the terms and conditions of this Use Permit UP-040-14, Applicant shall also operate in conformance to its lease entered into with the City of Pacifica on August 11, 2014.
3. Use Permit UP-040-14 shall be valid for a period concurrent with the Applicant's lease with the City of Pacifica, including any extensions. Upon termination or expiration of Applicant's lease agreement with the City of Pacifica, Use Permit UP-040-14 shall expire and become null and void.
4. Applicant shall accept the entire Oddstad Park site as-is, including but not limited to ingress and egress access roads, driveways, and parking areas. Any aesthetic, infrastructure, or other improvement at the site related to Use Permit UP-040-14 and the Spindrift School of Performing Arts shall be made at Applicant's sole expense, and any improvement made by Applicant shall be ineligible for reimbursement by the City of Pacifica unless otherwise authorized by the City Council.
5. Prior to the issuance of a building permit, Applicant shall submit information on exterior finishes, including colors and materials, subject to approval of the Planning Director.
6. Prior to the issuance of a building permit, Applicant shall submit a final landscape plan for approval by the Planning Director and City Engineer. 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 installed consistent with the final landscape plan prior to issuance of a certificate of 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,

Attachment C

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.

7. Applicant shall conduct all construction activities in accordance with the Tree Protection Plan reviewed by the Planning Commission.
8. 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.
9. 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. If water cannot be diverted from these areas, self-contained drainage systems that drain to appropriate filters, as determined by the Waste Water Treatment Plant, shall be installed. Applicant shall inspect and clean the filters as needed. Applicant shall provide construction details for the enclosure for review and approval by the Planning Director, prior to building permit issuance.
10. Upon receipt by the City of a complaint alleging Applicant's operations have resulted in a parking conflict with other Oddstad Park users, or a parking impact for residents in the neighborhood surrounding Oddstad Park, the Planning Director may, in his or her sole discretion, refer Use Permit UP-040-14 to the Planning Commission for consideration at a noticed public hearing. At the public hearing, the Planning Commission may amend the Use Permit and impose additional conditions on Applicant's operations; or, in the case of severe parking conflicts or impacts, or other serious violations of conditions of the Use Permit, may recommend to the City Council revocation of the Use Permit in accordance with the provisions of Pacifica Municipal Code Section 9-4.3309. Any action by the Planning Commission to amend the Use Permit shall be subject to appeal to the City Council.
11. 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. All construction shall comply with the C.3 and C.6 Development Review Checklist submitted by Applicant, stamped received on February 2, 2015. In addition to any other applicable stormwater permits, laws, regulations, or requirements, Applicant shall direct roof runoff onto vegetated areas and shall conserve natural areas, including existing trees, other vegetation, and soils, as specified in the Development Review Checklist.
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. To mitigate parking impacts for other Oddstad Park users, including the general public and Pacifica Spindrift Players, and to contain Applicant's parking to the upper level parking lot to the maximum extent practicable, Applicant's operations shall be limited to not more than 10 staff and 40 students on-site at any time during normal class sessions. This limitation is based upon the existing capacity of the upper level parking lot and the maximum school size this parking lot can accommodate based on the parking requirement prescribed in Pacifica Municipal Code Section 9-4.2818(f)(4). Applicant may exceed these limitations for special events, such as seasonal recitals, although the provisions of Condition No. 10 shall apply to all Applicant activities (including normal class sessions and special events). Upon submission by Applicant of an application to amend Use Permit UP-040-14, the Planning Commission may consider at a noticed public hearing a request to increase the school size beyond the limitation imposed with this condition. The Planning Director may require Applicant to submit detailed traffic and parking analyses, as well other information, to justify Applicant's request and to aid in the Commission's determination.
17. All Applicant classes, events, or other activities shall not commence prior to 7 AM, seven days per week, and shall cease by 10 PM, seven days per week.
18. Prior to issuance of a certificate of occupancy, Applicant shall install two bicycle parking spaces consistent with the provisions of Pacifica Municipal Code Section 9-4.2822. Final

placement and design of the bicycle parking installation shall be subject to review and approval of the Planning Director.

19. 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, attorneys 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.
20. Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction prior to approval of a building permit.

Building Division

21. Applicant's building permit submittal shall include all requirements specified on the Building Permit Application Checklist provided to Applicant during the Use Permit review process, and stamped received December 17, 2014.

North County Fire Authority

22. Prior to the issuance of a building permit, Applicant shall submit plans for review by North County Fire Authority (NCFA) for installation of fire sprinklers within the entire structure. Applicant shall ensure installation of approved fire sprinklers prior to final inspection.

Waste Water Department

23. Prior to the issuance of a building permit, Applicant shall schedule and conduct an on-site field meeting with Waste Water Department staff to determine an appropriate location for

construction of the new restrooms.

North Coast County Water District (NCCWD)

24. 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. If it is determined that an upgrade is necessary, Applicant must complete a *Commercial/Mixed-Use/Multi-Family Water Service Application*. Storage and Transmission Fees (if required), Administrative Fee, and Installation Deposit must be paid in accordance with the District's Rate and Fee Schedule before the District installs any meters.
25. 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.
26. 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.
27. 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.
28. 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 & City of Pacifica standards.

Engineering Division of Public Works Department

29. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.

30. 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, 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 completion of the building permit.
31. No debris box or equipment shed is allowed in the street or sidewalk.
32. Prior to the issuance of a building permit, Applicant shall submit a revised site plan to include an existing and proposed utility plan. All new utilities shall be installed underground from the nearest joint pole or box.
33. Prior to issuance of a building permit, add a note on the Site Plan that says, "Existing curb, sidewalk or street adjacent to property frontage that is damaged or displaced shall be repaired or replaced even if damage or displacement occurred prior to any work performed for this project."
34. Prior to issuance of a building permit, add a note on the Site Plan that says, "Any damage to improvements within the city right-of-way or to any private property, whether adjacent to subject property or not, that is determined by the City Engineer to have resulted from construction activities related to this project shall be repaired or replaced as directed by the City Engineer."
35. Prior to final inspection, existing landscape irrigation within the proposed building area shall be capped off. Landscaping and irrigation shall be restored if the buildings are removed.
36. An Encroachment Permit must be obtained for all work within the City right-of-way. All proposed improvements within the City right-of-way shall be constructed per City Standards.



ATTACHMENT D

Spindrift School of Performing Arts
 1050 Crespi Drive
 Pacifica, CA



3715 Keefe Avenue
 Pacific, CA 94044
 (650) 766-4376
 Lic 070429 Al, Bl, Cl6

No Scale (Fit page)

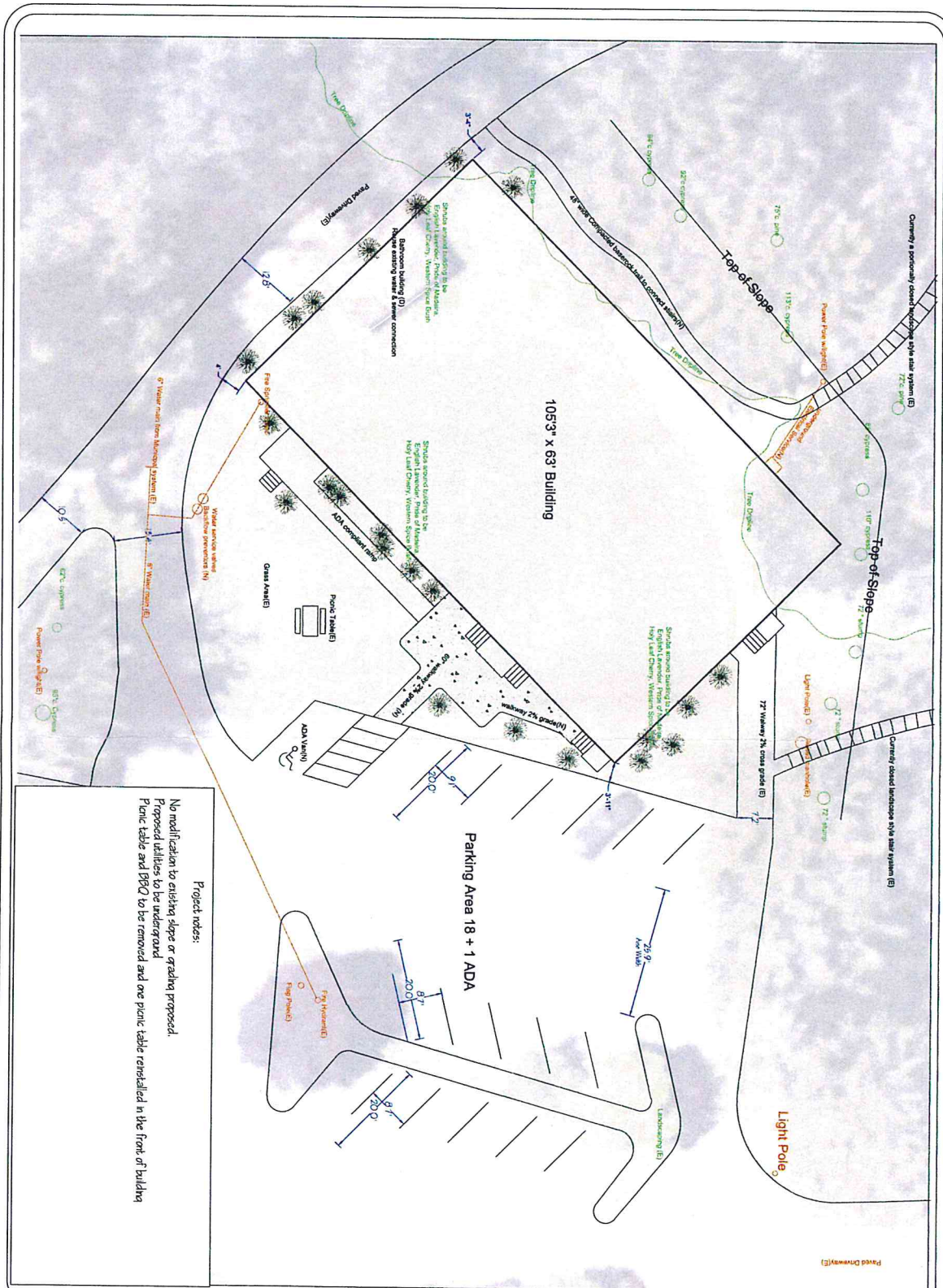
Drawn By: DB
 Scale:

Date	Issued For:
7/21/16	Final Plans
1/23/16	Permit/Construction
7/21/15	Permit/Construction

CI Site Plan

Sheet:

1000000
 1000000



Project notes:
 No modification to existing slope or grading proposed.
 Proposed utilities to be underground.
 Picnic table and BBQ to be removed and one picnic table reinstalled in the front of building.

Spindrift School of Performing Arts
 1050 Crespi Drive
 Pacifica, CA

3715 Kubi Avenue
 Pacifica, CA 94044
 (650) 768-6916
 Lic 076429 N, 31, 016



Sheet:

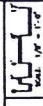
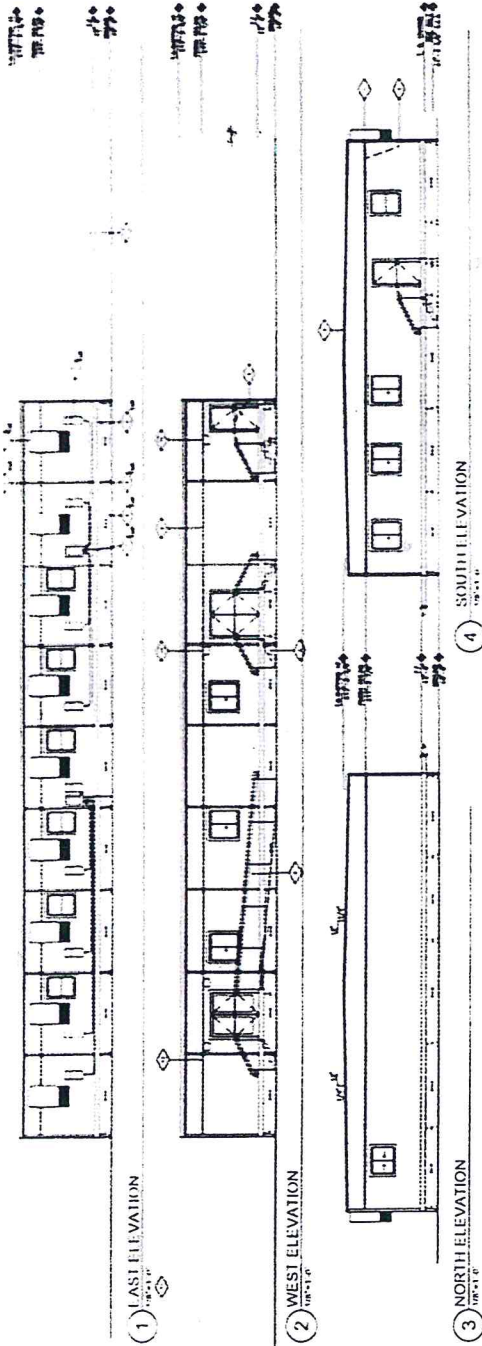
C2 Site Plan
 Zoomed In

Date	Issued for
2/21/14	Drawings
1/24/14	Permit/Checkmark
2/6/14	Permit/Checkmark

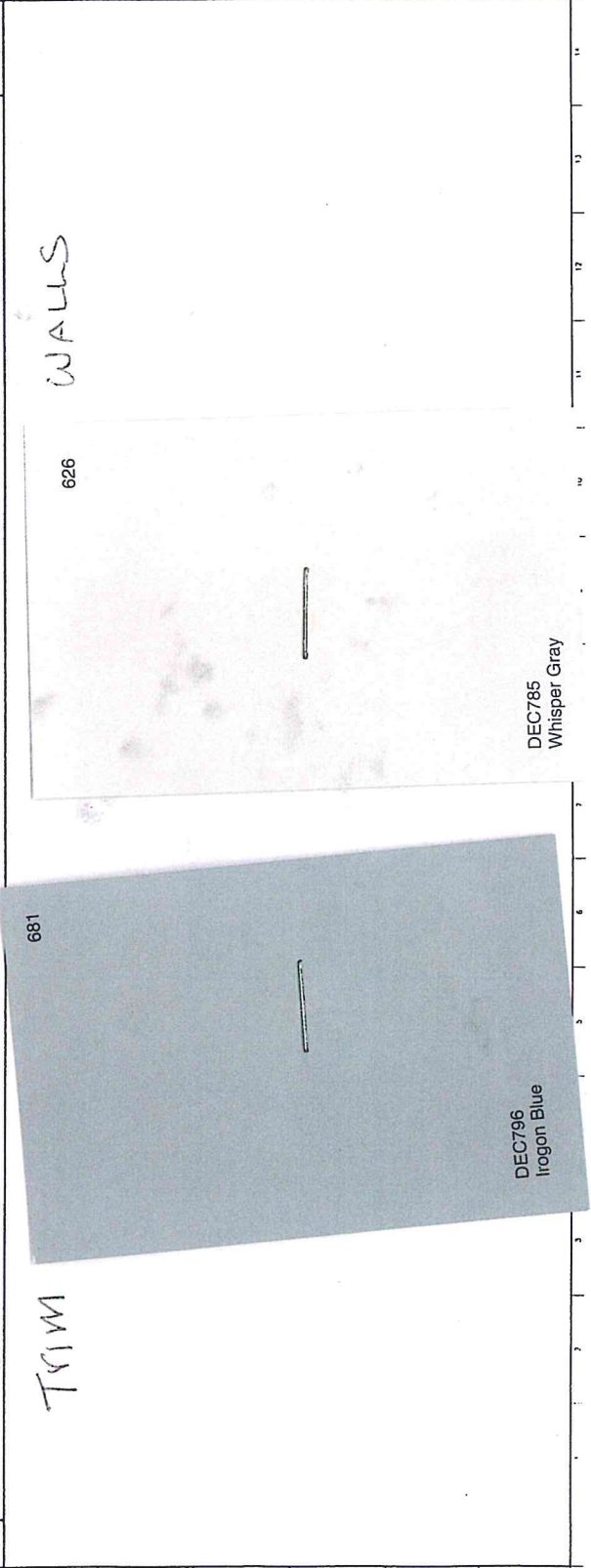
Drawn By: JB
 Scale: 1/8" = 1'

REVISIONS

- 1. 11-15-18
- 2. 11-15-18
- 3. 11-15-18
- 4. 11-15-18
- 5. 11-15-18
- 6. 11-15-18
- 7. 11-15-18
- 8. 11-15-18
- 9. 11-15-18
- 10. 11-15-18
- 11. 11-15-18
- 12. 11-15-18
- 13. 11-15-18
- 14. 11-15-18
- 15. 11-15-18
- 16. 11-15-18
- 17. 11-15-18
- 18. 11-15-18
- 19. 11-15-18
- 20. 11-15-18



G1 EXTERIOR ELEVATIONS



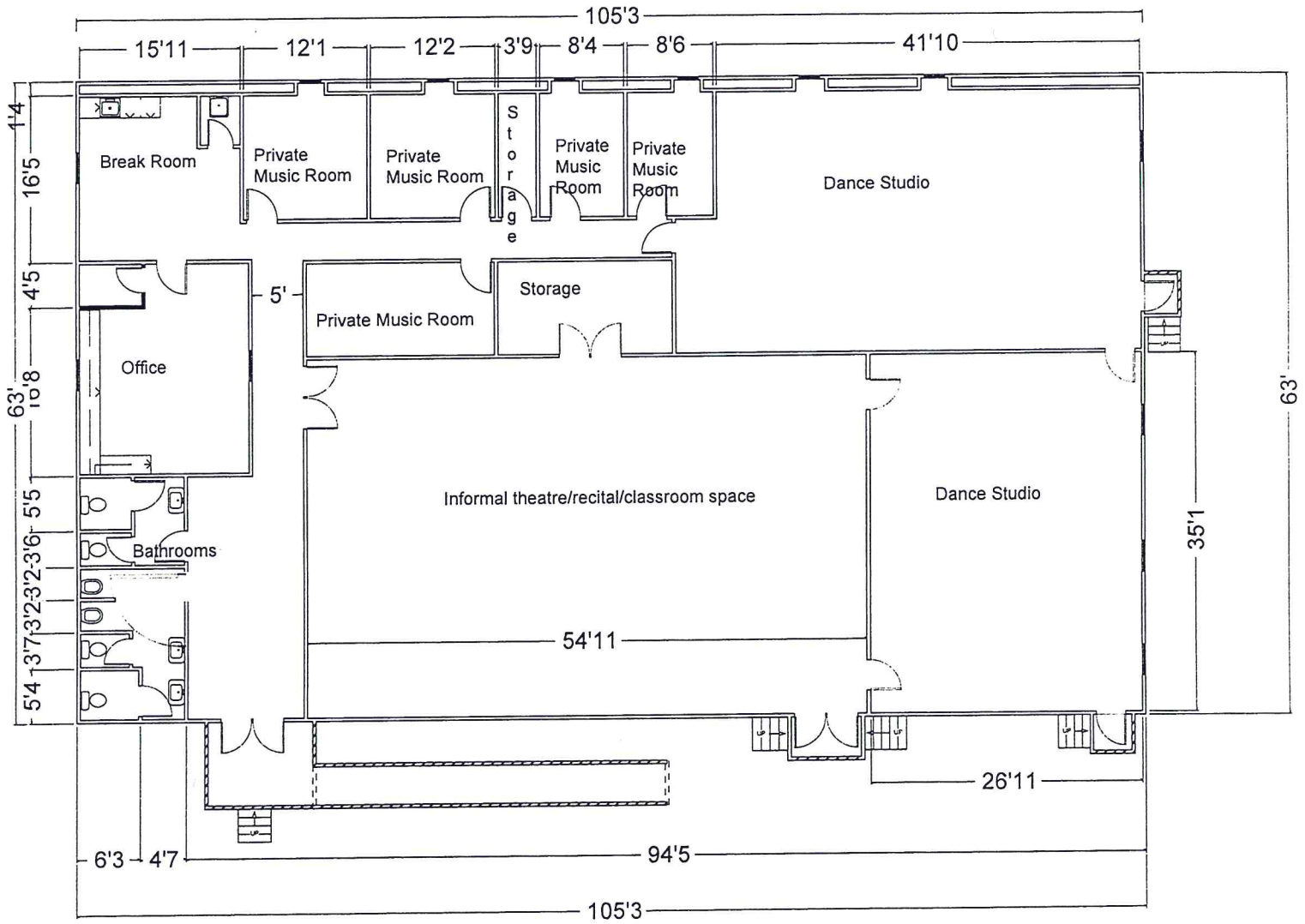
lie GROW ARCHITECTS & DESIGNERS, INC.
 1080 CRENSHAW, PAPERDA, CA 94044
 (415) 351-1111
 www.liegrow.com

SPINDRIFT DANCE
 1080 CRENSHAW, PAPERDA, CA 94044

EXTERIOR ELEVATIONS

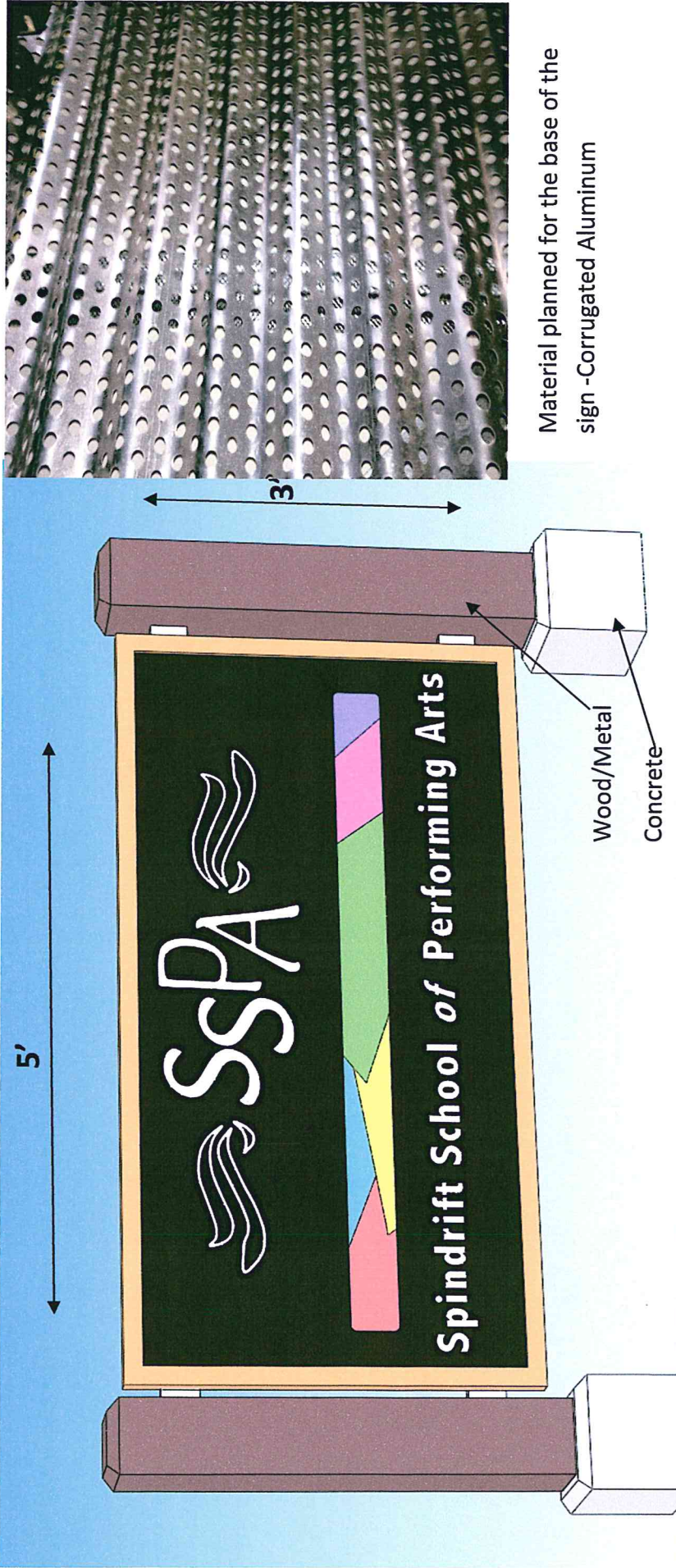
C. DAVIS
 C. DAVIS
 01-28-15
 AS NOTED

A3.1



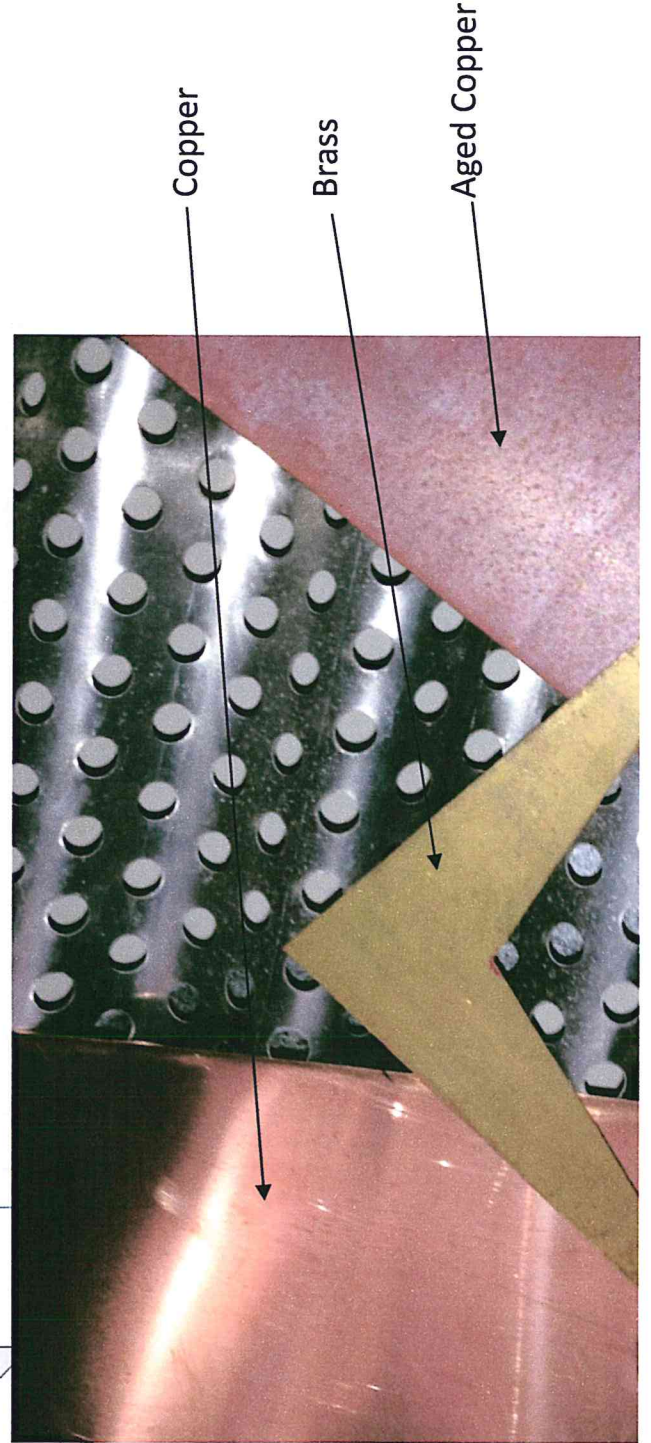


This shows the scale of the sign in relationship to the building



Material planned for the base of the sign -Corrugated Aluminum

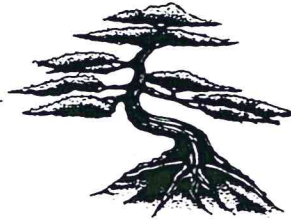
The Logo, the words and the color bar on this sign will all be fashioned from either copper or brass and the sign outlined in either copper or brass.



Dig It Landscape & Gardening Service

David Martinez
Horticulturist - Master Composter
Master Gardener

Landscape Contractor # 752177



650-359-2147
E mail : info@digitorganic.com
Web site : digitorganic.com

1444 Adobe Dr.
Pacifica, Ca. 94044

February 12, 2015

Subject: Tree Protection Plan for Spindrift School located at 1050 Crespi Dr.
Pacifica

There are many trees on the property, but the only trees within the construction zone of the new building are the cypress trees located at the west side of the construction site.

The suggested plan for protecting these trees, and their root system would include constructing a barrier of some kind 10 feet from the base of the trees to keep root system from being compacted and being exposed.

No heavy equipment or heavy material should be used or stored within 25 feet from the base of the trees.

Trenching or other excavation within 25 feet from the base of the trees should be done by hand .

No tree roots over 6 inches in diameter should be cut while digging.

If you have any questions or concerns of protecting the trees please contact me.

David Martinez