



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

DATE: June 15, 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: May 18, 2015 and June 1, 2015

Designation of Liaison to City Council Meeting:

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

PUBLIC HEARINGS:

1. **USE PERMIT UP-46-15, SITE DEVELOPMENT PERMIT PSD-794-15, TENTATIVE (CONDOMINIUM) SUBDIVISION SUB-226-15, and VARIANCE VAR-515-15**, to develop a vacant parcel with a two-story mixed-use development consisting of 1,613 square feet of commercial space on the ground floor and five (5) second floor residential units at the northwest corner of Monterey Road and Waterford Street (APN 009-058-040), filed by Javier Chavarria on behalf of Miramar Enterprises. The project is not located in the Coastal Zone. Recommended CEQA status: Exempt.
Proposed Action: Adopt the resolution approving the project, as conditioned.

CONSIDERATION ITEMS:

2. Determination that the Calera Parkway Project, part of the 2015-2020 Capital Improvements Program is Consistent with the General Plan (continued from May 18, 2015 and June 1, 2015).
Proposed Action: Adopt the resolution finding the Calera Parkway Project consistent with the General Plan and the Local Coastal Land Use Plan.

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 Staff Report

DATE: June 15, 2015

ITEM: 1

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of public hearing was published in the Pacifica Tribune on June 3, 2015, and 40 surrounding property owners, and residents with 100 feet of the project, were notified by mail.

FILE: SUB-226-15
PSD-794-15
UP-46-15
VAR-515-15

**APPLICANT/
OWNER:**

Miramar Enterprises
848 Burns Court
Pacifica, CA 94044

AGENT:

Javier Chavarria
848 Burns Court
Pacifica, CA 94044

LOCATION:

Northwest corner of Monterey Road and Waterford Street (APN: 009-058-040)

PROJECT

DESCRIPTION:

Construction of two story mixed-use (commercial and residential) development.

Zoning

Current - C-1, Neighborhood Commercial
Proposed - No Change

General plan

Current - Mixed Use
Proposed - No Change

CEQA STATUS: Exempt.

ADDITIONAL REQUIRED APPROVALS: None.

RECOMMENDED ACTION: Approval, as conditioned.

PREPARED BY: Turhan Sonmez, Contract Planner

STANDARDS CONFORMANCE FOR C-1 DISTRICT AND CLUSTERED HOUSING:

Standards (minimum)	Required	Existing	Proposed
Lot Area:	5,000 s.f.	9,594 s.f.	No Change
Lot Width:	50'	124.55'	No Change
Bldg. Height:	35' (max.)	N/A	30 feet
Lot Coverage (bldgs):	N/A	N/A	85%
Bldg. Setbacks:			
-Front (south):	N/A	N/A	0
-sides (west & east):	10'/west, 15'/east	N/A	6'/west, 3'/east
-rear (north):	N/A	N/A	4'-6"
Parking:	16 spaces	N/A	16 spaces
Landscaping:	10% (959 s.f.)	N/A	10.5% (1008.71 s.f)
Common Open Space:	2,250 s.f.	N/A	4,523.79 s.f.
Private Open Space:	750 s.f.	N/A	812 s.f.
Private Storage Space:	1,000 s.f.	N/A	1,454.00

PROJECT SUMMARY

A. STAFF NOTES:

1. Background: On November 13, 2007, the City Council conditionally approved a General Plan Amendment (assigning a General Plan designation of Mixed-Use), Tentative (Condominium) Subdivision Map, Use Permit, and Site Development Permit for the development of the Subject Property with a two-story mixed-use (commercial and residential) building. The Use Permit, Site Development Permit, and Tentative (Condominium) Subdivision Map expired on November 13, 2009, and the same developer is proposing an almost identical project for the site. The General Plan Amendment (assigning a General Plan designation of Mixed-Use) approved in 2007 runs with the land and does not expire.

2. Project Summary: The proposal consists of a two-story mixed-use development including approximately 1,613 square feet of commercial space on the ground floor and five (5) second floor residential units on the second floor. Building height would be approximately 30 feet at the highest point (tower element) but the majority of the building is only 24 feet tall. The total living area of the residential units would range between 841 to 1,137 square feet, exclusive of 4,524 square feet of common open space. A garage on the ground level will provide sixteen (16) garage parking spaces; two for each unit, one guest, and five for the commercial unit. Storage area for each residential unit, and a storage area for garbage and recycling containers will also be provided within the garage area. Access to parking area on the first floor will be provided via a

24-foot wide driveway along Waterford Avenue. The proposal includes 1,009 square feet of landscaping which meets the minimum requirement of the Zoning Ordinance.

Each unit including the commercial unit would be owned separately, with maintenance of the building and common areas regulated by a property owners association. The commercial uses would be limited to those permitted in the C-1, Neighborhood Commercial District, requiring no more than one (1) parking space for each 300 square feet of gross floor area, which includes but are not limited to retail uses, personal services, professional offices, and art galleries; however, uses requiring more parking would not be permitted such as restaurants, medical or veterinary offices, or assembly uses

3. Zoning General Plan, Coastal Plan and Surrounding Land Use: The site is zoned C-1, Neighborhood Commercial which allows commercial uses and residential dwelling units above the ground floor area with approval of a Use Permit. The Municipal Code requires a minimum lot area of 2,000 square feet per unit. The size of the subject lot area is approximately 9,594 square feet, which would permit a total of 4.7 dwelling units. Section 9-4.2312 of the Municipal Code allows rounding when calculating density. Therefore, a total of 5 units would be permitted. The project would require approval of a tentative (condominium) map. A Site Development Permit is needed for new construction in the C-1 District. The site is part of the East Edgemar-Pacific Manor planning area, as identified in the Pacifica General Plan. The site's General Plan land use designation is Mixed Use, which the proposal is consistent with. Since the proposed units are condominiums for ownership the Residential Clustered Housing Development Standards apply.

The subject property is on the east side of Highway 1 and Oceana Boulevard. A car wash is adjacent to the site on the northern boundary; Monterey Road flanks the site's southern boundary and Waterford Street comprises the site's eastern boundary. Properties to the east of the site are zoned R-3, Multi-Family Residential. The Oceanshore Elementary School is located south of the site across Monterey Road. It is also zoned R-3, Multi-Family Residential. Single and multi-family residential units are located east and northeast of the site across Waterford Street.

4. Municipal Code and Regulatory Standards: The proposal meets all development standards for the C-1 (Neighborhood Commercial) Zoning District, including building height, parking, and landscaping. The proposal also meets all development standards under the Residential Clustered Housing Development Standards except for the side yard setback requirements. Staff is recommending the approval of a Variance from the required side yard setbacks due to the irregular shape of the property. The Variance is discussed in greater detail below.

5. Parking: Sixteen (16) parking spaces would be required by the Zoning Code for the proposed uses, one space per 300 square feet of gross commercial floor area and two spaces for each of the residential units. In addition, one space to accommodate guest parking must be provided for every four (4) units. As shown on the site plan, the applicant is proposing a total of 16 full size parking spaces, (10 residential spaces, 5 commercial spaces, including 1 handicapped space, and 1 guest parking space). Therefore, the applicant is complying with the required on-site parking requirements. Further, the City's Design Guidelines state that "the visual impact of parking

areas should be minimized when appropriate to the site by locating parking areas to the rear or side of the property, rather than along the frontages.” The proposed off-street parking would all be located inside a garage and would have minimal visual impacts.

The commercial uses allowed under this Use Permit would be limited to those permitted in the C-1, Neighborhood Commercial District, requiring no more than one (1) parking space for each 300 square feet of gross floor area, which includes but are not limited to retail uses, personal services, professional offices, and art galleries; however, uses requiring more parking would not be permitted such as restaurants, medical or veterinary offices, or assembly uses

6. Design Guidelines: Based on the existing plans, the project is consistent with the majority of the applicable provisions of the City’s Design Guidelines regarding infill development. Landscaping is also being proposed along Monterey Road and to the rear of the building. Additionally, current compliance with the Design Guidelines includes sufficient architectural detail for cohesiveness, visual relief and variety. The two-story building would feature a series of peaked roofs over arched windows, with one tower element and architectural details that would be compatible with the existing mixed development in the East Edgemar neighborhood. In addition, every residential unit will have a balcony and sufficient common and private open space. Building material includes clay tile roofing, cement plaster or stucco exterior walls and concrete blocks.

7. Tentative (Condominium) Subdivision Map: The tentative map may be approved or conditionally approved by the Planning Commission if it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any Specific Plan, the Local Coastal Program, and the zoning provisions.

Staff believes that the proposed Tentative Map and design and improvements of the proposed subdivision, as conditioned, are consistent with the applicable portions of the General Plan and Zoning Ordinance. In addition, Staff believes that the site is physically suitable for the type and density of development, no substantial environmental damage will be caused by the project, and no public health problems will result from development of the subject parcel. The property is an infill site surrounded by existing residential and commercial development.

8. Site Development Permit: Pursuant to Section 9-4.3204 of the Zoning Code, a Site Development Permit shall not be issued if the Commission makes any of the following findings:

1. 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;
2. 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;

3. 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;
4. 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;
5. 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;
6. 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 the Municipal Code;
7. That there is insufficient variety in the design of the structure and grounds to avoid monotony in the external appearance;
8. That the proposed development is inconsistent with the City's adopted Design Guidelines;
or,
9. That the proposed development is inconsistent with the General Plan, Local Coastal Plan, or other applicable laws of the City.

Staff believes that the design is consistent with the character of the surrounding neighborhood; that it will not create inconvenient traffic patterns, and the proposal will not restrict light or air to surrounding buildings or discourage additional development in the area. Additionally, the proposal enhances the design variety of the area and will not affect the surrounding natural environment.

9. Use Permit: Pursuant to Sec. 9-4.3303 of the Zoning Code, the Commission may grant a use permit only upon making all of the following findings:

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.

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

Staff believes that the proposed mixed-use (commercial and residential) development 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 that the use is consistent with the City's adopted Design Guidelines, applicable provisions of the General Plan, and other applicable laws of the City. Staff also believes that the project, as conditioned, will be compatible with the character of the surrounding land use, and will not affect traffic circulation in the area or obstruct light normally enjoyed by the adjacent properties.

10. Variance: Since the proposed units are condominiums for ownership the Article 24. Residential Clustered Housing Development Standards apply to the project. The proposal satisfies all of the Development Standards, with the exception of the side yard setbacks requirement that the side yard setbacks of any residential main structure on any corner lot shall be ten (10') feet if the depth of the side yard is 100 feet or less and fifteen (15') feet if the depth of the side yard is over 100 feet. The depth of the west side yard is 55.25' and the depth of the east side yard is 135.14; therefore, the required west side yard setback is 10' and the required east side yard setback is 15'. Since the proposed west side yard setback is only 6' and the proposed east side yard setback is only 3', a Variance is required.

Per Sec. 9-4.3404 of the Municipal Code, the Planning Commission shall grant a variance only upon making all of the following findings:

1. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification;
2. That the granting of such variance will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the subject property and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the area;
3. Where applicable, that the application is consistent with the City's adopted Design Guidelines; and
4. If located in the Coastal Zone, that the application is consistent with the applicable provisions of the Local Coastal Plan.

Staff finds the property's irregular triangular shape significantly reduces the size of the front and west side yards and greatly limits where on the site the building can be located. The property is zoned C-1, Neighborhood Commercial. No minimum setbacks are typically required in the C-1 Zone, unless established as part of a Site Development Permit; therefore, the 6' west side yard setback and 3' east side yard setback constitute a more generous setback allotment total than is typical in the C-1 Zone. Based on the existing plans, the project is consistent with the applicable provisions of the City's Design Guidelines regarding infill development. Landscaping is also being proposed along Monterey Road and to the rear of the building. Additionally, current compliance with the Design Guidelines includes sufficient architectural detail for cohesiveness, visual relief and variety. The two-story building would feature a series of peaked roofs over arched windows, with one tower element and architectural details that would be compatible with the existing mixed development in the East Edgemar neighborhood. In addition, every residential unit will have a balcony and sufficient common and private open space. Building material includes clay tile roofing, cement plaster or stucco exterior walls and concrete blocks. The project site is not located in the Coastal Zone.

11. Environmental Review (CEQA): Staff found the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) per Guidelines Section 15332, Class 32 of the CEQA Guidelines:

15332. In-Fill Development Projects.

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The site is part of the East Edgemar-Pacific Manor planning area, as identified in the Pacifica General Plan, and the site's General Plan land use designation is Mixed Use, which the proposal is consistent with. The General Plan narrative for the East Edgemar-Pacific Manor neighborhood states, "Marginal commercial development, mixed with poorly maintained residential units and vacant lots, exists along the Monterey frontage, between Waterford and Winwood, and along the Waterford frontage to Clifton. This area would better support the neighborhood character if it were encouraged to shift into well-designed high density residential development." The project includes high-density residential use consistent with the General Plan. The proposed mixed use development would be compatible with the existing surrounding land uses and would not alter the land use patterns in the area. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan. Thus, the proposal would not result in any significant land use and planning impacts.

The site is zoned C-1, Neighborhood Commercial which allows commercial uses and residential dwelling units above the ground floor area with approval of a Use Permit. The proposal meets all development standards for the C-1 (Neighborhood Commercial) Zoning District, including building height, parking, and landscaping. The Municipal Code requires a minimum lot area of 2,000 square feet per unit. The size of the subject lot area is approximately 9,594 square feet,

which would permit a total of 4.7 dwelling units. Section 9-4.2312 of the Municipal Code allows rounding when calculating density. Therefore, a total of 5 units would be permitted. With the commercial space to be either retail stores and service establishments or general business and professional offices, the parking requirements are met, including those required for the residential. The project would be consistent with the Zoning Code. The proposal also meets all development standards under the Residential Clustered Housing Development Standards except for the side yard setback requirements, for which Staff is recommending the approval of a Variance due to the irregular shape of the property.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The proposal is for development of approximately 9,594 square feet of land area (less than a quarter of an acre) located within the City of Pacifica. The site is surrounded entirely by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The vacant site is currently covered with weeds and bushes. The site is in an urbanized area, completely surrounded by development. The site is not located within a federally protected wetland. No known unique, rare, or endangered species are known to inhabit the site nor is the development location expected to change the diversity of any animals or species in the area. The project is not included in any adopted Habitat Conservation Plan, Natural Community Plan or any other approved conservation plan. The site location is not a known animal migratory route or riparian habitat and no significant environmental impact is expected from the proposed mixed-use development. Colma General Plan Open Space and Conservation Element does not identify any endangered, rare or threatened species on the subject site. Further, the project site sits adjacent to Hillside Boulevard and all land surrounding the project site is land that has been previously disturbed by grading or development and is no longer in its natural state to support any habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic and Parking

Sixteen (16) parking spaces would be required by the Zoning Code for the proposed uses, one space per 300 square feet of gross commercial floor area and two spaces for each of the residential units. In addition, one space to accommodate guest parking must be provided for every four (4) units. As shown on the site plan, the applicant is proposing a total of 16 full size parking spaces, (10 residential spaces, 5 commercial spaces including 1 handicapped space and 1 guest parking space). Uses for the ground floor commercial space shall be restricted to those permitted in the C-1, Neighborhood Commercial District, requiring no more than one (1) parking space for each 300 square feet of gross floor area, which include but are not limited to

retail uses, personal services, professional offices, and art galleries. Therefore, the applicant is complying with the required on-site parking requirements, and parking demand will not exceed parking capacity.

A traffic study was prepared and examines the two busiest stop-controlled intersections in the vicinity of the project site by comparing existing conditions with projected post-development conditions. Neither intersection is projected to experience a downgrade in LOS (Level of Service) with the proposed development. The proposed land uses will not result in a hazardous increase in traffic, or affect road capacity or congestion at intersections. The proposed increase in housing would not substantially increase traffic since only five (5) new units are proposed. The commercial space is nominal and would only provide minimal traffic during business hours. With access to the property being along Waterford, it averts the traffic hazards that could have been an issue along busier Monterey Road. The mixed-use project would be directly adjacent to the northbound off-ramp to Highway 1 which is not impacted during peak hour traffic. Access to the project site from southbound Highway 1 would be minimal in the afternoon peak hours. The traffic pattern is normally staggered during the afternoon peak hours. The site is also accessible from Hickey Boulevard and Skyline Drive. The proposed development will provide adequate emergency access, and will have no effect on alternative transportation modes. The proposed mixed-use development would have no effect on air traffic patterns or substantially increase hazards due to a design feature or incompatible uses. Therefore, no significant traffic impacts are expected.

Noise

The construction of a mixed-use (commercial and residential) development would represent a new source of noise in the area. However, the anticipated noise is expected to be minimal and consistent with existing noise levels in the surrounding neighborhood. Construction noise will occur during project construction, as with all new construction projects, resulting in increased exterior noise levels within the project vicinity. The City of Pacifica's Noise Ordinance regulates construction activities for any project for which a building permit is required within the City of Pacifica. The construction hours are 7:00 a.m. to 7:00 p.m. on Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays and Sundays.

Air Quality & Water Quality

The project itself will not create significant air or water quality impacts. All projects during construction are required to use best management practices to reduce or eliminate air and water quality impacts as adopted by the Bay Area Air Quality Management District and the Regional Water Quality Control Board permit requirements and the Municipal Regional Stormwater NPDES Permit.

(e) The site can be adequately served by all required utilities and public services.

The construction of a mixed (commercial and residential) development is expected to cause an increase in demand for public services. The increase, however, is insignificant and is within the limits of existing service capacities. The site is located within an urbanized area and the surrounding area is completely developed. The subject property is on the east side of Highway 1 and Oceana Boulevard. A car wash is adjacent to the site on the northern boundary; Monterey Road flanks the site's southern boundary and Waterford Street comprises the site's eastern boundary. Properties to the east of the site are zoned R-3, Multi-Family Residential. The Oceanshore Elementary School is located south of the site across Monterey Road. It is also zoned R-3, Multi-Family Residential. Single and multi-family residential units are located east and northeast of the site across Waterford Street. Electric, gas, water, storm, and sewer lines exist within close proximity of the project site.

12. Summary: Based upon the above discussion, staff believes the findings necessary to grant the Tentative (Condominium) Subdivision Map, Site Development Permit, Use Permit, and Variance for the proposed project can be made. The neighborhood has a mixture of single-family, multi-family development and some commercial activity. In staff's opinion the proposal does not appear out of character with the existing mix of land uses. As mentioned above, the General Plan narrative for the East Edgemar-Pacific Manor neighborhood states, "Marginal commercial development, mixed with poorly maintained residential units and vacant lots, exists along Monterey frontage, between Waterford and Winwood, and along the Waterford frontage to Clifton. This area would better support the neighborhood character if it were encouraged to shift into well-designed high density residential development." The project includes high-density residential use consistent with the general plan.

B. RECOMMENDATION AND MOTION FOR APPROVAL:

Staff recommends that the Planning Commission ADOPT the attached resolution entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA RECOMMENDING APPROVAL OF TENTATIVE (CONDOMINIUM) MAP (SUB-226-15), SITE DEVELOPMENT PERMIT (PSD-794-15), USE PERMIT (UP-46-15), AND VARIANCE (VAR-515-15)" subject to conditions one (1) through forty-four (44), and adopting the required findings and incorporate all maps and testimony into the record by reference.

C. CONDITIONS OF APPROVAL:

Planning Department:

1. Development shall be substantially in accord with the Plans titled "MIRAMAR DEVELOPMENT WATERFORD AVENUE, PACIFICA, CA. APN# 009-058-040," consisting of eleven (11) sheets, dated 01/08/15.
2. The applicant shall hereby agree to 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. 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.

3. Applicant shall obtain all necessary building permits from the Building Department prior to construction. Prior to the issuance of a building permit, the applicant shall submit information on exterior finishing, including colors and materials, subject to approval by the Planning Director.

4. All project-related easements, including drainage easements shall be to the satisfaction of the City Engineer, Planning Director and City Attorney, and shall be recorded prior to or concurrent with the Final Map.

5. Trash enclosures and dumpster areas must be covered and protected from roof and surface drainage. If water cannot be diverted from the areas, self-contained drainage systems that drain to sand filters shall be installed. The property owner/homeowner's association shall inspect and clean the filters as need.

6. The applicant shall submit a final landscape plan for approval by the Planning Director prior to the issuance of a building permit. The landscape plan shall show each type, size, and location of plant materials. Landscaping materials included on the plan shall be coastal compatible, drought tolerant and shall be predominantly native. Of this native plant requirement, the species shall be historically or currently present at site or similar sites with the same conditions. All landscaping shall be completed consistent with the final landscape plans prior to occupancy. In addition, the landscaping shall be maintained 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 and replaced when necessary as determined by the Planning Director.

7. No wastewater (including equipment cleaning wash water, vehicle wash water, cooling water, air conditioner condensate, and floor cleaning washwater) shall be discharged to the storm drain system, the street or gutter.

8. All transformers, HVAC units, and 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 concrete or masonry walls, berming, painting and landscaping, to the satisfaction of the Planning Director.

9. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever practicable.

10. All new (commercial) tenants shall submit to the Planning Director prior to occupancy a written description of their proposed business activities in order that the Planning Director can determine if the use is consistent with the approved uses at the site.

11. Declaration of Covenants, Conditions & Restrictions (CC&Rs). Prior to issuance of a building permit, the developer/owner shall prepare and record with the San Mateo County Recorder's Office a Declaration of Covenants, Conditions & Restrictions and Equitable Servitude's which shall run with the land and be binding on all future owners and occupants of each of the residential and commercial units within the subject property and their successors, heirs and assigns, and shall be approved as to form and content by the City Attorney and Planning Director, which accomplishes the following:

- a) The Declaration shall be binding upon each of the owners of each of the residential and commercial units on the subject property and their heirs, successors and assigns.
- b) There shall be a property owners association to manage the project. The Declaration shall specify that the property owners association shall be responsible for the repair, maintenance and replacement of the building exteriors, exterior lighting, common areas, parking, landscaping and building signage, sanitary storm drain, private storm drain, and storm drain junction box located south of the proposed driveway and other features and utility areas within common areas, to the satisfaction of the City of Pacifica. Maintenance of the private storm drain shall be the responsibility of the applicant and property owners. Maintenance of the storm drain junction box located south of the proposed driveway shall be the responsibility of the applicant and the property owners.
- c) The Declaration shall establish standards and guidelines for the maintenance, repair and replacement, where applicable, all building exteriors, exterior lighting, parking, landscaping, signage, private storm drain and storm drain junction box and other features within the common areas, to the satisfaction of the City of Pacifica. Maintenance of the private storm drain shall be the responsibility of the applicant and property owners. Maintenance of the storm drain junction box located south of the proposed driveway shall be the responsibility of the applicant and the property owners.
- d) The Declaration shall establish a mechanism for placing assessments against the owners of all residential and commercial units within the subject property for the purpose of financing the maintenance, repair and replacement of the building exteriors, exterior lighting, common areas, parking, landscaping and building signage, sanitary sewer, private storm drain and storm drain junction box located south of the proposed driveway, and other features and utility areas within common areas, to the satisfaction of the City of Pacifica. Maintenance of the private storm drain shall be the responsibility of the applicant and property owners. Maintenance of the storm drain junction box located south of the proposed driveway shall be the responsibility

of the applicant and the property owners. The assessments shall be apportioned in an equitable manner.

- e) The assessments shall be made, work shall be contracted for, and funds shall be disbursed by such person (“Agent”) as may be delegated from time to time, by the property management entity. The project owner shall act as the Agent as long as the project owner owns at least two of the units on the subject property.
- f) Any assessment not paid when due shall become a lien against the unit of the nonpaying owner, which lien may be foreclosed by the Agent.
- g) Communications. Each owner is responsible for, and shall agree to, furnish to each new tenant a copy of the CC&Rs prior to execution of a lease or purchase agreement for each unit.
- h) The Declaration shall establish procedures for designating a project “Manager,” if different than the “Agent,” who shall at all times be responsible for security and/or maintenance of the overall project. At all times the Manager shall provide his/her name and current phone number to the Planning Director, including any changes thereto.
- i) The Declaration shall include a provision that the provisions relating to this condition shall not be amended without prior approval in writing from the City of Pacifica.
- j) The Declaration shall specify that the owners of each of the residential and commercial units on the subject property shall comply with all other applicable conditions of approval for the project.
- k) The Declaration shall specify that in no way shall the appearance of any building or premises be so altered, or the conduct of the occupancy within the building or premises be such, that the upper units may be reasonably recognized as serving other than a purely residential use or the lower units be so recognized as serving other than a permitted commercial use by virtue of color, materials, construction, lighting, noise, vibration, or the like, without prior written approval of the Planning Director.

12. The property owner(s) shall keep the property in a clean and sanitary condition at all times.

13. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.

14. A detailed on-site exterior lighting plan shall be submitted for review and approval by the Planning Director prior to issuance of building permits. Said plan shall indicate fixture design, illumination (photometric plan), location, height, and method of shielding. Lighting shall be directed away from adjacent properties to avoid adverse affects thereto. Building lighting shall be architecturally integrated with the building style, materials and colors and shall be designed to minimize glare. Fixture locations, where applicable, shall be shown on all building elevations.

15. Adequate, accessible, and convenient Recycling Areas shall be provided within the development. The dimensions of Recycling Areas shall be adequate to accommodate receptacles sufficient to meet the recycling needs of the Development Project. An adequate number of bins or containers shall be provided in Recycling Areas to allow for the collection and loading of recyclable materials generated by the Development Project. Recycling Areas shall be designed

to be architecturally compatible with nearby structures and with the existing topography and vegetation. Recycling areas shall provide unobstructed access for collection vehicles and personnel. A sign clearly identifying all recycling and solid waste collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to Recycling Areas. Areas adjacent to Recycling Areas shall be adequately protected from any adverse impacts associated with Recycling Areas by means of measures such as adequate separation, fencing and landscaping. Recycling Areas shall be located so they are at least as convenient for those persons who deposit, collect, and load the recyclable materials placed therein as the locations where solid waste is collected and loaded. Whenever feasible, areas for collecting and loading recyclable materials shall be located adjacent to the solid waste collection areas.

16. Applicant shall incorporate all recommendations of the City approved geotechnical report, prepared by GeoForensics Inc. on April 29, 2002, into the building permit plans. Applicant shall also incorporate all recommendations of the geotechnical report update, prepared by Geoforensics Inc. on September 2, 2014, into the building permit plans.

17. Best Management Practices (BMPs) such as straw mulch, silt fences, sediment basins or traps and/or other measures shall be employed during construction to control erosion/siltation. The project will comply with current Regional Water Quality Control Board permit requirements and the Municipal Regional Stormwater NPDES Permit (MRP) requirements and standards.

18. The use and disposing of paints, solvents, pesticides and herbicides used during construction shall be in compliance with the State and Health Safety Code, Pacifica Municipal Code, and the Uniform Fire Code.

19. The project applicant shall ensure that construction plans include the BAAQMD Best Management Practices for fugitive dust control. The following will be required for all construction activities within the project area. These measures will reduce fugitive dust emissions primarily during soil movement and grading activities, but also during vehicle and equipment movement on unpaved project sites:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day;
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered;
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited;
- All vehicle speeds on unpaved roads shall be limited to 15 mph;
- All streets, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used;

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of CCR). Clear signage shall be provided for construction workers at all access points;
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation;
- A publicly visible sign shall be posted with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.

20. Uses for the ground floor commercial space shall be restricted to those permitted in the C-1, Neighborhood Commercial District, requiring no more than one (1) parking space for each 300 square feet of gross floor area, which include but are not limited to retail uses, personal services, professional offices, and art galleries.

Public Works Department/Engineering Division:

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

22. Roadways shall be maintained clear of construction materials and debris, especially mud and dirt tracked, onto Waterford Street and Monterey Road. Dust control and daily road cleanup will be strictly enforced.

23. 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. Prior to approval of these maps, a Subdivision Improvement Agreement must be executed and all necessary fees and bonds associated with this agreement had been paid by the applicant.

24. Applicant shall enter into a Subdivision Improvement Agreement with the City of Pacifica 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.

25. Prior to the execution of the Subdivision Improvement Agreement, applicant shall submit to the 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.

26. All plans and reports must be signed and stamped by a California licensed professional.

27. 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. All utilities shall be installed underground from the nearest joint pole or box.

28. 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.

29. Applicant shall relocate the proposed handicap ramps and crosswalks as close as possible to the Monterey and Waterford intersection to give motorists at Waterford better site distance.

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, 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.

31. All proposed sanitary sewer system and storm drain system up to their connection to the existing mains shall be privately maintained.

32. 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.

33. Applicant shall overlay existing asphalt with minimum 2 inch AC the whole street width across entire property frontage along Waterford Street and Monterey Road. All pavement markings and markers shall be replaced in kind.

34. There shall be no parking along portions of Waterford Street per Traffic Impact Analysis report. Install signs and curb shall be painted red.

35. Provide an erosion control plan.

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 and to the satisfaction of the City Engineer.

37. Applicant shall provide a pedestrian crossing warning signs at the exit of the garage to warn driver of on coming pedestrians.

38. Applicant shall install all improvements within the City right-of-way prior to approval of the Final Map. Should the applicant desire to record the Final Map prior to the completion and acceptance of improvements, a bond in an amount determined by the City Engineer and an agreement guaranteeing the installations of the improvements must be provided. Applicant's engineer shall provide staff an Engineer's Estimate for all required work within the City right-of-way.

39. Final Map shall be approved and set for recordation prior to issuance of building permit.

40. 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 completion of the building permit.

41. Construction of all underground facilities shall be per City Standards which includes but not limited to private storm drains, sewers, etc.

42. All new utility services shall be underground from the nearest utility pole.

Building Department

43. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. The applicant shall implement Best Management Practices (BMPs) during all phases of construction for the project.

44. The following BMP controls shall be implemented at the construction site:

- Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives;
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard;
- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction site;
- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality;
- Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;
- Apply non-toxic soil stabilizers to inactive construction areas;
- Enclose, cover, water twice daily, or apply non-toxic soil binders to expose stockpiles (dirt, sand, etc.);
- Limit traffic speeds on unpaved roads to 15 mph;

- Install sandbags or other erosion control measures to prevent silt runoff to public roadways;
- Replant vegetation in disturbed areas as quickly as possible;
- Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site; and
- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.

******End******

ATTACHMENTS:

- a. Approval resolution with findings
- b. Land Use/Zoning Map
- c. Color Rendering
- d. Tentative (condominium) Map ,Site Plan, Floor Plans, and Elevations

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING A TENTATIVE (CONDOMINIUM) MAP (SUB-226-15), SITE DEVELOPMENT PERMIT (PSD-794-15), USE PERMIT (UP-46-15), AND VARIANCE (VAR-515-15) SUBJECT TO CONDITIONS AT THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF MONTEREY ROAD AND WATERFORD STREET (APN: 009-058-040)

Initiated by: Javier Chavarria, on behalf of Miramar Enterprises

WHEREAS, an application has been submitted to construct a mixed-use (commercial and 5 residential units) project on a 9,594 square foot vacant parcel at the northwest corner of Monterey Road and Waterford Street (APN 009-058-040); and

WHEREAS, a notice of public hearing to consider the proposed development to all property owners located within a 300 foot radius and residents within a 100 foot radius of the project site was sent via US Mail; and

WHEREAS, the Planning Commission has determined that the project is exempt from the California Environmental Quality Act (CEQA) per Section 15332. Class 32. In-fill Development Projects; and

WHEREAS, the Project site is not located within the Coastal Zone; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on June 15, 2015, 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 that the Planning Commission makes the following findings:

1. Findings for Tentative (Condominium) Map:

The Planning Commission of the City of Pacifica does hereby make the finding, pertaining to SUB-226-15, that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any Specific Plan, and the zoning provisions.

The proposed Tentative Map and design and improvements of the proposed subdivision, as conditioned, are consistent with the applicable portions of the General Plan and Zoning Ordinance. In addition, the site is physically suitable for the type and density of development, no substantial environmental damage will be caused by the project, and no public health problems will result from development of the subject parcel. The property is an infill site surrounded by existing residential and commercial development.

ATTACHMENT **A**

2. Findings of Approval for Site Development Permit:

The Planning Commission of the City of Pacifica **does not** make any of the following findings pertaining to Use Permit PSD-794-15:

1. 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 proposed land uses will not result in a hazardous increase in traffic, or affect road capacity or congestion at intersections. The proposed increase in housing would not substantially increase traffic since only five (5) new units are proposed. The proposed development will provide adequate emergency access, and will have no effect on alternative transportation modes. The proposed mixed-use development would have no effect on air traffic patterns or substantially increase hazards due to a design feature or incompatible uses.

2. 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;

The proposed land uses will not result in a hazardous increase in traffic, or affect road capacity or congestion at intersections. The proposed increase in housing would not substantially increase traffic since only five (5) new units are proposed. The commercial space is nominal and would only provide minimal traffic during business hours. With access to the property being along Waterford, it averts the traffic hazards that could have been an issue along busier Monterey Road. The mixed-use project would be directly adjacent to the northbound off-ramp to Highway 1 which is not impacted during peak hour traffic. Access to the project site from southbound Highway 1 would be minimal in the afternoon peak hours.

3. 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;

The proposed off-street parking, garbage and recycling containers, and storage areas would all be located in the ground floor parking garage and have minimal visual impacts. Adequate landscaping would exist along the periphery of the site in several different locations to separate and screen the site from neighboring sites and the roadways.

4. 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 scale and massing of the proposed development is appropriate for the site and surrounding area, is consistent with the City's adopted Design Guidelines, and will not unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof;

5. 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 mixed-use development is predominantly a residential project, and the proposed ground floor commercial space is minimal. Additionally, the site is zoned C-1, Neighborhood Commercial, so the site is appropriate for commercial uses.

6. 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 the Municipal Code;

The vacant site is currently covered with weeds and bushes. There are no significant natural features present on the site, and the site does not have any significantly steep slopes.

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

The proposed development includes sufficient architectural detail for cohesiveness, visual relief and variety. The two-story building would feature a series of peaked roofs over arched windows, with one tower element and architectural details that would be compatible with the existing mixed development in the East Edgemar neighborhood.

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

The scale and massing of the proposed development is appropriate for the site and surrounding area, is consistent with the City's adopted Design Guidelines, and will not unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof. The proposed development includes sufficient architectural detail for cohesiveness, visual relief and variety. The two-story building would feature a series of peaked roofs over arched windows, with one tower element and architectural details that would be compatible with the existing mixed development in the East Edgemar neighborhood.

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

The proposed mixed use (commercial and residential) development, as conditioned, is consistent with the General Plan, Municipal Zoning Code and applicable City laws. Specifically, the location, size and intensity of the proposed mixed use project, including design, is consistent with the character of the surrounding neighborhood; and the proposal will not restrict light or air to surrounding buildings or discourage additional residential development in the area. Adequate landscaping would be provided on the site. The proposal enhances the design variety of the area and would not impact traffic patterns in the vicinity. The Commission also finds that, as conditioned, the proposal is consistent with the applicable provisions of the City's Design Guidelines.

3. Findings for Approval of a Use Permit:

The Planning Commission of the City of Pacifica does hereby make the following findings, pertaining to UP-46-15:

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.

Staff believes that the proposed mixed-use (commercial and residential) development 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 that the use is consistent with the City's adopted Design Guidelines, applicable provisions of the General Plan, and other applicable laws of the City. Staff also believes that the project, as conditioned, will be compatible with the character of the surrounding land use, and will not affect traffic circulation in the area or obstruct light normally enjoyed by the adjacent properties.

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 Plan.

The site is zoned C-1, Neighborhood Commercial which allows commercial uses and residential dwelling units above the ground floor area with approval of a Use Permit. The site is part of the East Edgemar-Pacific Manor planning area, as identified in the Pacifica General Plan. The site's General Plan land use designation is Mixed Use, which the proposal is consistent with. The project site is not located in the Coastal Zone.

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

The scale and massing of the proposed development is appropriate for the site and surrounding area, is consistent with the City's adopted Design Guidelines, and will not unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, or hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof. The proposed development

includes sufficient architectural detail for cohesiveness, visual relief and variety. The two-story building would feature a series of peaked roofs over arched windows, with one tower element and architectural details that would be compatible with the existing mixed development in the East Edgemar neighborhood.

4. Findings for Approval of a Variance:

The Planning Commission of the City of Pacifica does hereby make the following findings, pertaining to VAR-515-15:

1. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification;

Staff finds the property's irregular triangular shape significantly reduces the size of the front and west side yards and greatly limits where on the site the building can be located.

2. That the granting of such variance will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the subject property and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the area;

The property is zoned C-1, Neighborhood Commercial. No minimum setbacks are typically required in the C-1 Zone, unless established as part of a Site Development Permit; therefore, the 6' west side yard setback and 3' east side yard setback constitute a more generous setback allotment total than is typical in the C-1 Zone.

3. Where applicable, that the application is consistent with the City's adopted Design Guidelines; and

Based on the existing plans, the project is consistent with the applicable provisions of the City's Design Guidelines regarding infill development. Landscaping is also being proposed along Monterey Road and to the rear of the building. Additionally, current compliance with the Design Guidelines includes sufficient architectural detail for cohesiveness, visual relief and variety. The two-story building would feature a series of peaked roofs over arched windows, with one tower element and architectural details that would be compatible with the existing mixed development in the East Edgemar neighborhood. In addition, every residential unit will have a balcony and sufficient common and private open space. Building material includes clay tile roofing, cement plaster or stucco exterior walls and concrete blocks.

4. If located in the Coastal Zone, that the application is consistent with the applicable provisions of the Local Coastal Plan.

The project site is not located in the Coastal Zone.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica approves the Tentative (Condominium) Map (SUB-226-15), Site Development Permit (PSD-794-15), Use Permit (UP-46-15), and Variance (VAR-515-15) to allow the construction of a mixed-use (commercial and residential) development on the property located at the north west corner of Monterey Road and Waterford Street (APN: 009-058-040), 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 15th day of June, 2015.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Mike Brown, Chair

APPROVED AS TO FORM:

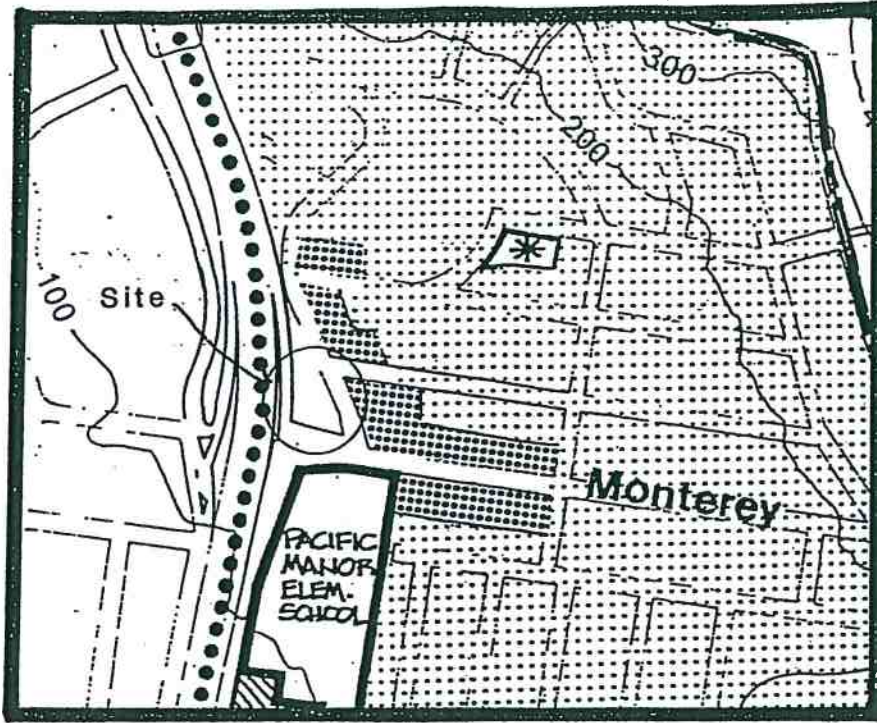
Michelle Kenyon, City Attorney

ATTEST:

Tina Wehrmeister, Planning Director

General Plan Diagram

Existing Land Use: **MIXED USE**

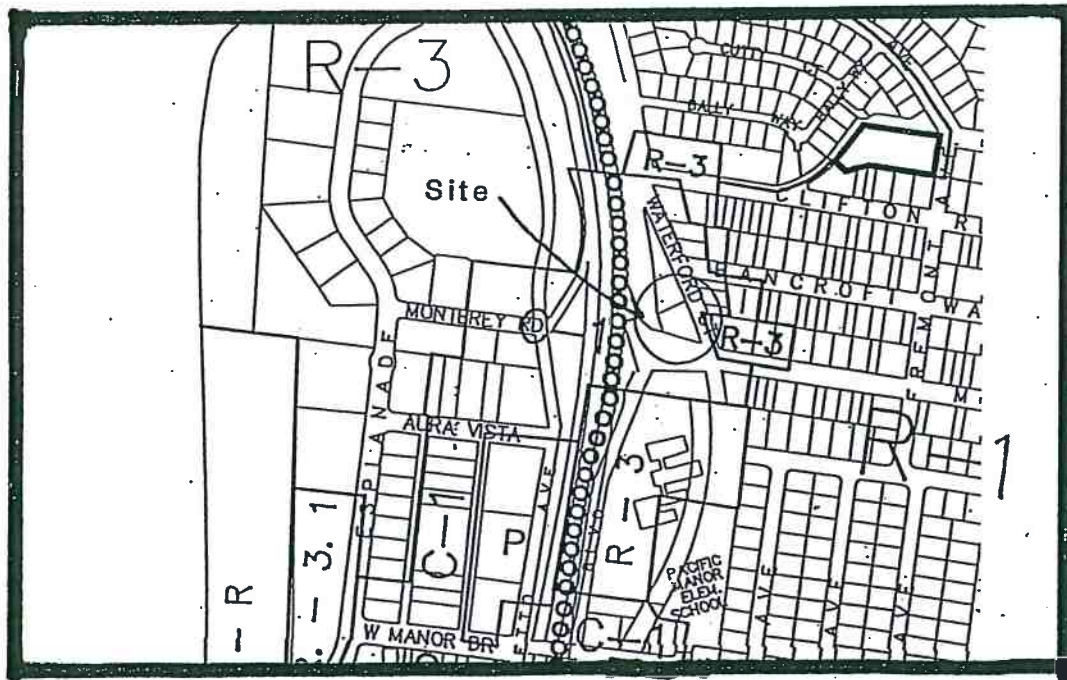


Neighborhood: East Edgemar

- Legend**
- [Symbol] VERY LOW DENSITY RESIDENTIAL
 - [Symbol] LOW DENSITY RESIDENTIAL
 - [Symbol] MEDIUM DENSITY RESIDENTIAL
 - [Symbol] HIGH DENSITY RESIDENTIAL
 - [Symbol] MIXED USE/ HIGH DENSITY/COMM.
 - [Symbol] COMMERCIAL
 - [Symbol] GENERAL COMMERCIAL
 - [Symbol] OPEN SPACE RESIDENTIAL
 - [Symbol] GREENBELT
 - [Symbol] PROMINENT REGELINE
 - [Symbol] SPECIAL AREA
 - [Symbol] MARSH
 - [Symbol] OPEN SPACE/ PUBLIC FACILITY
 - [Symbol] P PROPOSED PARKING
 - [Symbol] * NEIGHBORHOOD PARK
 - [Symbol] + DEVELOPED/ PROPOSED BEACH ACCESS
 - [Symbol] NORTH-SOUTH CITY TRAIL
 - [Symbol] PF PUBLIC FACILITY
 - [Symbol] u UTILITIES
 - [Symbol] Ag AGRICULTURE
 - [Symbol] + CHURCH
 - [Symbol] A FIRE STATION

Zoning Map Diagram

Existing Zoning: **C - 1**



- Legend**
- ZONING DISTRICTS**
- R-1 Single-Family Residential
 - R-2 Two-Family Residential
 - R-3 Multiple-Family Residential
 - R-3.1 Multiple-Family Residential
 - R-3-G Multiple-Family Residential Gard
 - R-5 High Rise Apartment
 - C-1 Neighborhood Commercial
 - C-1-A Commercial Apartment
 - C-2 Community Commercial
 - C-3 Service Commercial
 - O Professional Office
 - C-R Commercial Recreation
 - M-1 Controlled Manufacturing
 - M-2 Industrial
 - P Parking
 - A Agricultural
 - B Lot Size Overlay
 - P-F Public Facilities
 - P-D Planned Development
 - R-M Resource Management
 - O-S Open Space
 - R-3/L.D. Multiple-Family/Low Density Residential
 - R-1-H Single-Family Residential Hillside
 - CZ Coastal Zone Combining District
 - SA Special Area Combining District
 - HPD Hillside Preservation District

+ Requires Vote to Rezone
X Vote Required for Residential Devel

LAND USE AND ZONING EXHIBIT

City of Pacifica
Community & Economic Development Department





MIRAMAR DEVELOPMENT

WATERFORD AVENUE
PACIFICA, CA 94044
APN : 009-058-040



848 BURNS COURT
PACIFICA, CA 94044
BUS: (650) 355-8815
FAX: (650) 355-8885
CIVIL: ANDREW@jcecorp.com
WWW.JCECORP.COM

REMARKS

MIRAMAR DEVELOPMENT
WATERFORD AVENUE
PACIFICA, CA. 94044
APN : 009-058-040

Sheet: COVER SHEET

DATE	ISSUED FOR
05/11/12	PLANNING
10/17/14	PLANNING
12/28/14	PLANNING

Drawn by: JC
Checked by: JC
Project No: 24-10907
Sheet No: A-0

PROJECT INFORMATION

UNIT	AREA (SQ. FT.)		# PARKING		PRIVATE OPEN SPACE (SQ. FT)		COMMON OPEN SPACE (SQ. FT)		STORAGE SPACE (CU. FT)		
	FIRST FLOOR	SECOND FLOOR	TOTAL	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
UNIT 1	0.00	1,136.89	1,136.89	2	2	150.00	157.00	450.00	450.00	200.00	250.00
UNIT 2	0.00	1,095.42	1,095.42	2	2	150.00	156.00	450.00	450.00	200.00	300.00
UNIT 3	0.00	1,208.34	1,208.34	2	2	150.00	191.00	450.00	450.00	200.00	460.00
UNIT 4	0.00	929.58	929.58	2	2	150.00	155.00	450.00	450.00	200.00	222.00
UNIT 5	0.00	940.63	940.63	2	2	150.00	153.00	450.00	450.00	200.00	222.00
OTHER	0.00	0.00	0.00	1 VISITOR	1 VISITOR						
TOTAL	0.00	5,210.86	5,210.86	11	11	750.00	812.00	2,250.00	4,523.79	1,000.00	1,454.00
COMMERCIAL	1,612.56	0.00	1,612.56	5	5						
GARAGE	6,029.09	0.00	6,029.09								

VICINITY MAP

VIEW

3D-VIEW- VANTAGE POINT KEY MAP

NOTES

NOTE: AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE HOME. A SEPARATE PERMIT IS REQUIRED. THE SYSTEM MUST BE INSTALLED AND INSPECTED PRIOR TO THE FRAMING INSPECTION A DEFERRED SUBMITAL WILL BE MADE OF THE AUTOMATIC FIRE SPRINKLER SYSTEM.

SPECIAL INSPECTIONS STRUCTURAL WELDING

THE CONTRACTOR OR OWNER SHALL CONTACT THE WASTEWATER TREATMENT PLANT (PHONE 739-4668) 24 HOURS PRIOR TO STARTING EACH OF THE FOLLOWING: TRENCHING, BACKFILLING, PAVEMENT, CONCRETE, MECHANICAL, ELECTRICAL, AND PLUMBING WORK.

ALL ENGINEERING INSPECTIONS REQUIRE 24-HOUR NOTICE.

CONSTRUCTION WORKING HOURS SHALL NOT EXCEED BEYOND 7 A.M. TO 8 P.M. WITHOUT THE OBTAINING OF A SPECIFIC WRITTEN PERMISSION FROM THE CITY OF PACIFICA (PWC 84.108)

ROADWAYS SHALL BE MAINTAINED CLEAR OF CONSTRUCTION MATERIALS AND DEBRIS AT ALL TIMES. DAILY ROAD CLEANUP WILL BE ENFORCED.

SCOPE OF WORK

CONSTRUCTION OF A NEW MIXED USE TWO AND PARKING AREA AT FIRST LEVEL, FIVE RESIDENTIAL UNIT AT SECOND LEVEL.

INDEX OF DRAWING

- A-0 COVER SHEET
- A-1 TOPOGRAPHIC SURVEY
- A-2 SITE PLAN
- A-3 LANDSCAPE PLAN
- A-4 TENTATIVE MAP
- A-5 FIRST FLOOR PLAN
- A-6 SECOND FLOOR PLAN
- A-7 ROOF AND DECK PLAN
- A-8 AREA CALCULATION, KEY PLAN DIMENSION & WINDOWS & DOORS SCHEDULE
- A-9 ELEVATIONS
- A-10 ELEVATIONS AND SECTIONS
- A-11 ACCESSIBILITY DETAILS

D

JCE

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PACIFICA, CA 94044
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MAIL@jcepacifica.com

REMARKS

MIRAMAR DEVELOPMENT
WATERFORD AVENUE
PACIFICA, CA, 94044
APN: 009-058-040

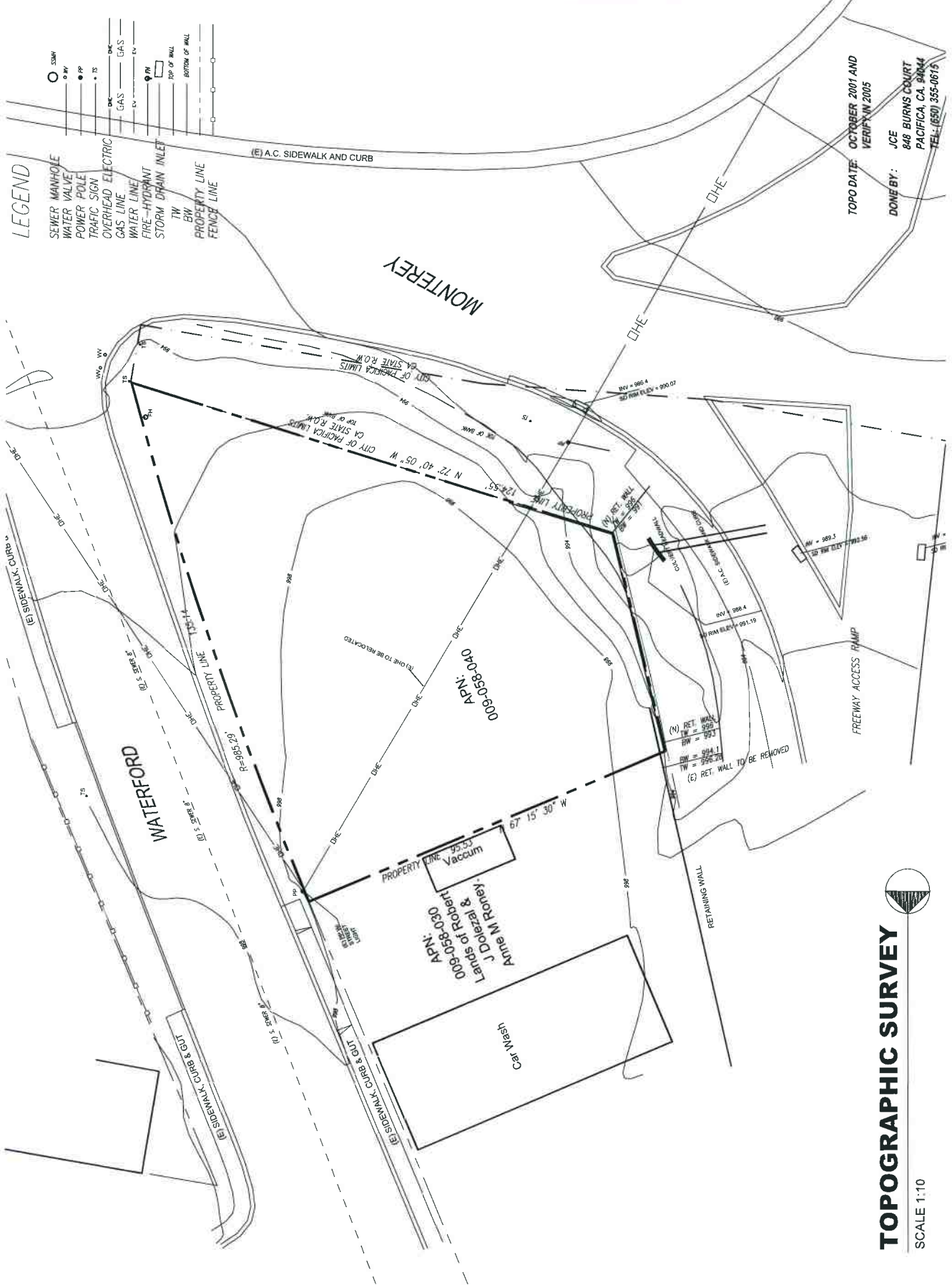
Sheet:
TOPOGRAPHIC SURVEY

DATE	ISSUED FOR
05/11/12	PLANNING
07/01/14	PLANNING
12/01/14	PLANNING

Drawn by: JC
Checked by: JC
Project No:
Sheet No: A-1
2/1/0907

LEGEND

○	SWM
○	WV
●	PP
●	TS
—	OVERHEAD ELECTRIC
—	GAS LINE
—	EV
—	WATER LINE
—	FIRE-HYDRANT
—	STORM DRAIN INLET
—	TOP OF WALL
—	BTM OF WALL
—	PROPERTY LINE
—	FENCE LINE



TOPO DATE: OCTOBER 2001 AND
VERIFY IN 2005
DONE BY: JCE
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PACIFICA, CA, 94044
TEL: (650) 355-0615

TOPOGRAPHIC SURVEY

SCALE 1:10



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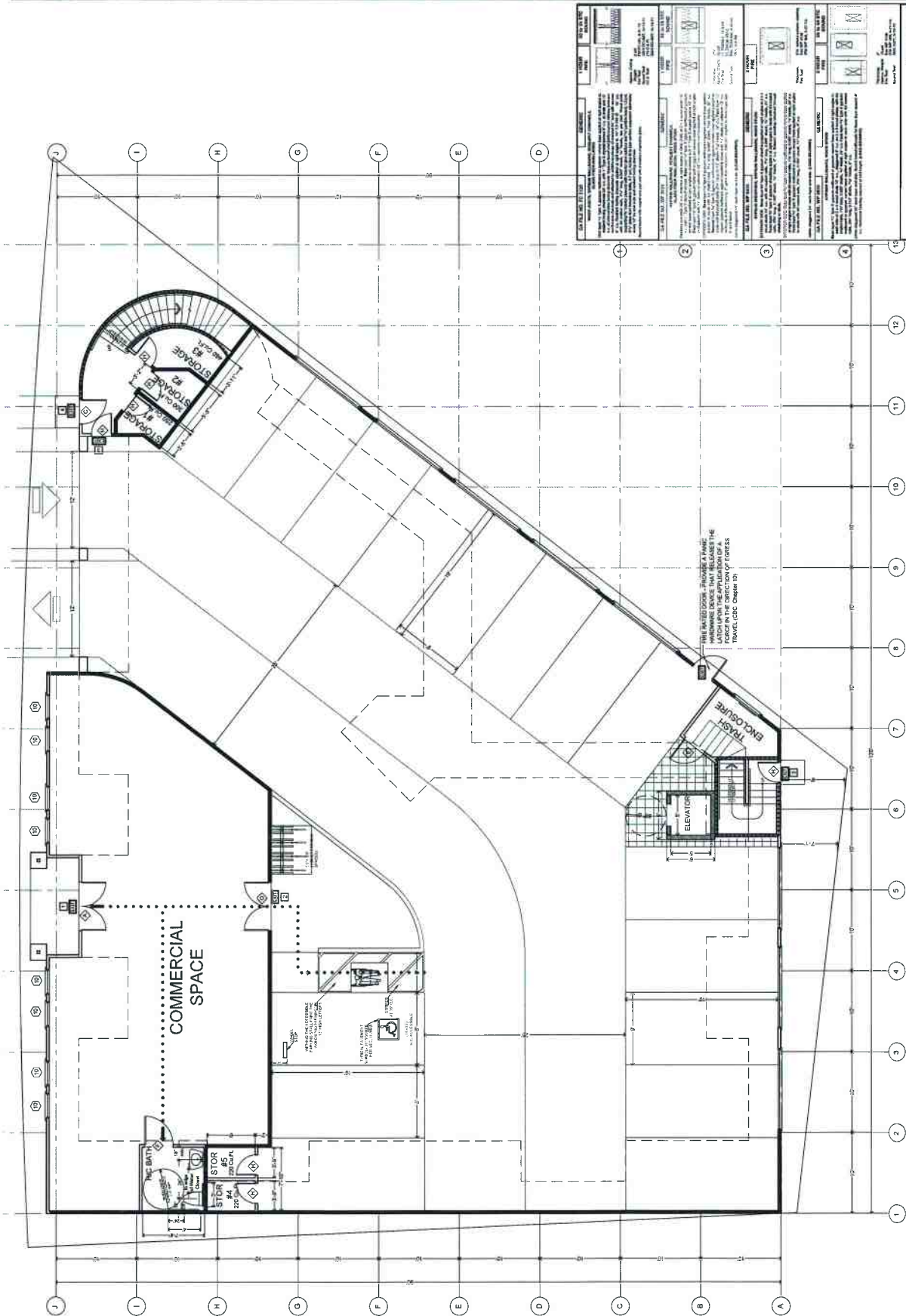
REMARKS

MIRAMAR DEVELOPMENT
WATERFORD AVENUE
PACIFICA, CA 94044
APN: 009-058-040

Sheet: FIRST FLOOR PLAN

DATE	ISSUED FOR
05/11/12	PLANNING
10/27/14	PLANNING
12/08/14	PLANNING

Drawn by: JC
Checked by:
Project No: 2K10907
Sheet No: A-5



FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"

GENERAL WALLS, WOOD STUDS
One layer of 5/8" gypsum wallboard or equivalent must be applied parallel to all light wood studs in walls with a 4" maximum stud "S.S." (1" "S.S." type for ground floors, 1 1/2" "S.S." type for upper floors).

JOIST BRACING
Joists supported by masonry walls shall be braced in accordance with the manufacturer's instructions.

CEILING
Ceiling shall be constructed in accordance with the manufacturer's instructions.

FLOORING
Flooring shall be installed in accordance with the manufacturer's instructions.

ROOFING
Roofing shall be installed in accordance with the manufacturer's instructions.

MECHANICAL
Mechanical equipment shall be installed in accordance with the manufacturer's instructions.

ELECTRICAL
Electrical wiring shall be installed in accordance with the manufacturer's instructions.

PLUMBING
Plumbing fixtures shall be installed in accordance with the manufacturer's instructions.

PAINT
Paint shall be applied in accordance with the manufacturer's instructions.

FINISHES
Finishes shall be installed in accordance with the manufacturer's instructions.

NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE CODES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE CODES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE CODES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE CODES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE AND ALL APPLICABLE CODES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SAFETY CODE AND ALL APPLICABLE CODES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE AND ALL APPLICABLE CODES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HEALTH CARE CODE AND ALL APPLICABLE CODES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EDUCATION CODE AND ALL APPLICABLE CODES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LABOR CODE AND ALL APPLICABLE CODES.



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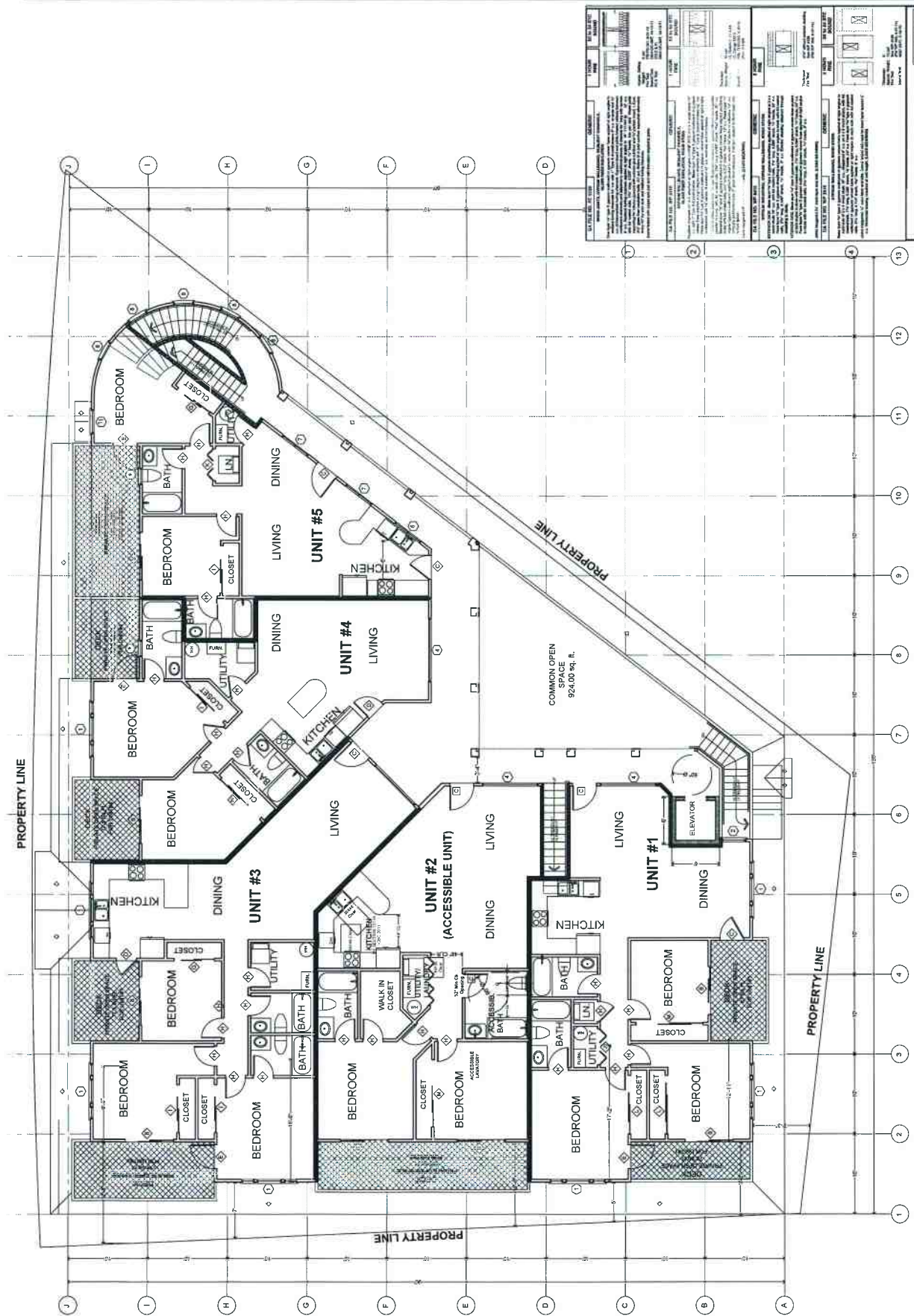
REMARKS

MIRAMAR DEVELOPMENT
WATERFORD AVENUE
PACIFICA, CA 94044
APN: 009-058-040

Sheet: SECOND FLOOR PLAN

DATE	ISSUED FOR
05/11/12	PLANNING
10/17/14	PLANNING
12/09/14	PLANNING

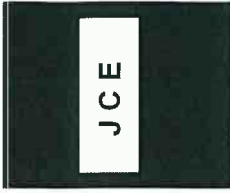
Drawn by: JC
Checked by:
Project No: 2K10907
Sheet No: A-6



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PLANNING	05/11/12	JC
2	ISSUED FOR PLANNING	10/17/14	JC
3	ISSUED FOR PLANNING	12/09/14	JC

OTIS/SMI WILL SUPPLY WOOD STAIRS
ON THE 2ND FLOOR. THE STAIRS SHALL BE 3" x 4" WOOD STAIRS WITH 1" x 1" TREADS AND 1" x 1" RISERS. THE STAIRS SHALL BE 12" WIDE AT THE TOP AND 10" WIDE AT THE BOTTOM. THE STAIRS SHALL BE 12" WIDE AT THE TOP AND 10" WIDE AT THE BOTTOM. THE STAIRS SHALL BE 12" WIDE AT THE TOP AND 10" WIDE AT THE BOTTOM.

SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"



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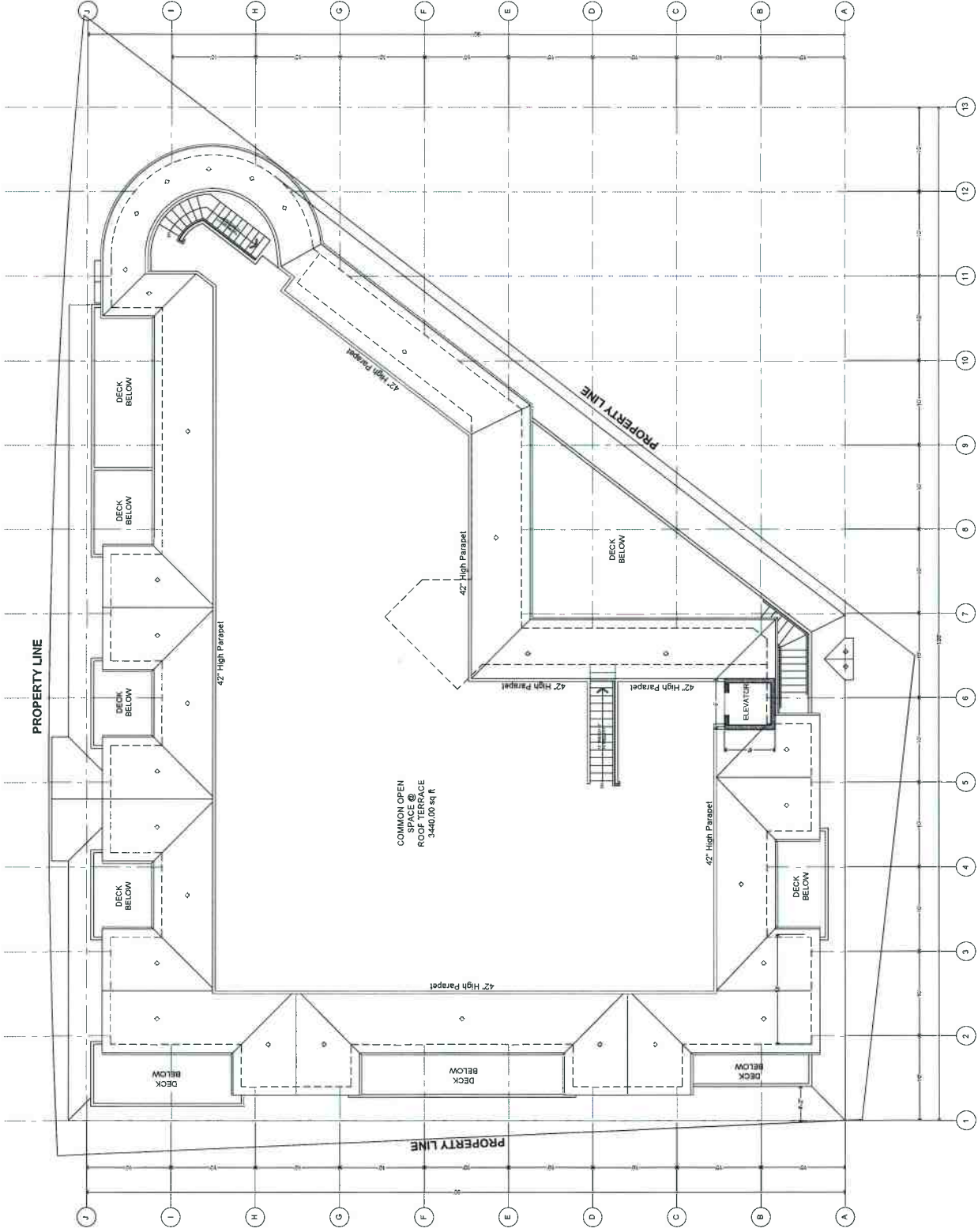
REMARKS

MIRAMAR DEVELOPMENT
WATERFORD AVENUE
PACIFICA, CA. 94044
APN : 009-058-040

Sheet:
ROOF AND DECK PLAN

DATE	ISSUED FOR
05/11/12	PLANNING
10/17/14	PLANNING
12/08/14	PLANNING

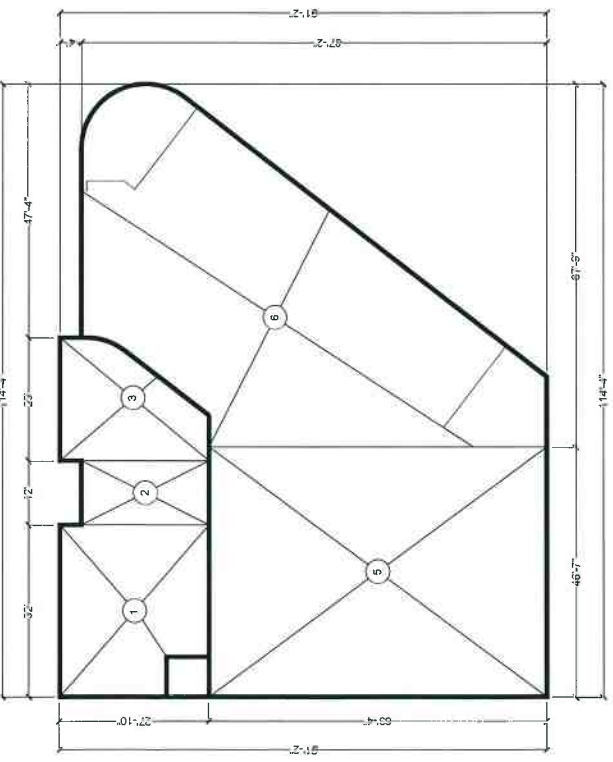
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Project no: 2K10907
Sheet no: A-7



ROOF AND DECK PLAN



SCALE 3/16" = 1'-0"



FIRST FLOOR AREA CALCULATIONS

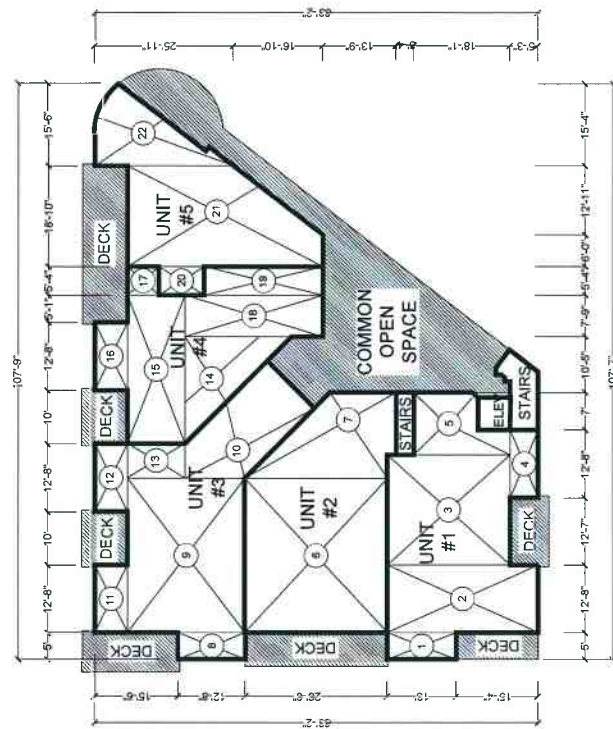
SCALE 3/32" = 1'-0"

PARKING AND DRIVEWAY

5.	2,950.28	SQ. FT
6.	3,078.81	SQ. FT
TOTAL = 6,029.09		SQ. FT

COMMERCIAL AREA

1.	825.20	SQ. FT
3.	286.00	SQ. FT
4.	801.36	SQ. FT
TOTAL = 1,912.56		SQ. FT



SECOND FLOOR AREA CALCULATIONS

SCALE 3/32" = 1'-0"

UNIT #1

1.	65.00	SQ. FT
2.	358.80	SQ. FT
3.	11.75	SQ. FT
4.	64.75	SQ. FT
5.	172.78	SQ. FT
TOTAL = 1,138.88		SQ. FT

UNIT #2

6.	774.19	SQ. FT
7.	321.23	SQ. FT
TOTAL = 1,095.42		SQ. FT

UNIT #3

8.	63.44	SQ. FT
9.	633.80	SQ. FT
10.	11.75	SQ. FT
11.	77.08	SQ. FT
12.	77.08	SQ. FT
13.	69.31	SQ. FT
TOTAL = 1,208.34		SQ. FT

UNIT #4

14.	200.31	SQ. FT
15.	297.38	SQ. FT
16.	11.75	SQ. FT
17.	31.11	SQ. FT
18.	200.81	SQ. FT
19.	119.11	SQ. FT
TOTAL = 940.63		SQ. FT

UNIT #5

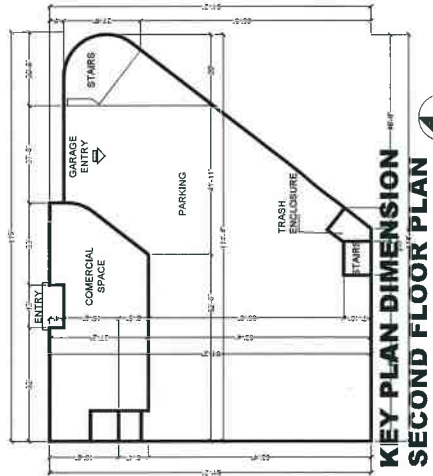
20.	45.33	SQ. FT
21.	582.68	SQ. FT
22.	272.62	SQ. FT
TOTAL = 840.63		SQ. FT

DOOR SCHEDULE

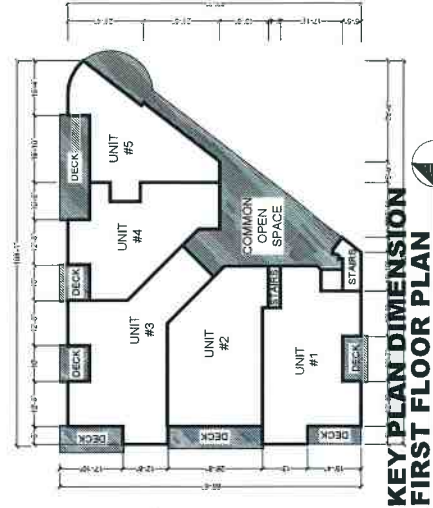
TYPE	STYLE	NO.	QTY	FRAME	CONST.	FINISH	REMARK
A	HINGED DOOR	17' X 8' FT	1	WOOD	WOOD	GLASS	PAINT EXTERIOR
B	HINGED DOOR	17' X 8' FT	1	WOOD	WOOD	GLASS	PAINT EXTERIOR
C	HINGED DOOR	17' X 8' FT	1	WOOD	WOOD	GLASS	PAINT EXTERIOR
D	HINGED DOOR	17' X 8' FT	1	WOOD	WOOD	GLASS	PAINT EXTERIOR
E	HINGED DOOR	17' X 8' FT	1	WOOD	WOOD	GLASS	PAINT EXTERIOR
F	HINGED DOOR	17' X 8' FT	1	WOOD	WOOD	GLASS	PAINT EXTERIOR
G	HINGED DOOR	17' X 8' FT	1	WOOD	WOOD	GLASS	PAINT EXTERIOR
H	HINGED DOOR	17' X 8' FT	1	WOOD	WOOD	GLASS	PAINT EXTERIOR
I	HINGED DOOR	17' X 8' FT	1	WOOD	WOOD	GLASS	PAINT EXTERIOR
J	HINGED DOOR	17' X 8' FT	1	WOOD	WOOD	GLASS	PAINT EXTERIOR
K	HINGED DOOR	17' X 8' FT	1	WOOD	WOOD	GLASS	PAINT EXTERIOR
L	HINGED DOOR	17' X 8' FT	1	WOOD	WOOD	GLASS	PAINT EXTERIOR
M	HINGED DOOR	17' X 8' FT	1	WOOD	WOOD	GLASS	PAINT EXTERIOR
N	HINGED DOOR	17' X 8' FT	1	WOOD	WOOD	GLASS	PAINT EXTERIOR
O	HINGED DOOR	17' X 8' FT	1	WOOD	WOOD	GLASS	PAINT EXTERIOR

WINDOW SCHEDULE

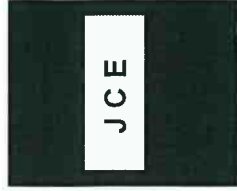
TYPE	STYLE	NO.	QTY	CITY	FRAME	CONST.	FINISH	REMARK
1	FIX	6	W X H	7	WOOD	GLASS	PAINT EXTERIOR	BRANK
2	DOUBLE HUNG	37' X 8' FT	1	WOOD	GLASS	PAINT EXTERIOR		
3	DOUBLE HUNG	17' X 8' FT	1	WOOD	GLASS	PAINT EXTERIOR		
4	FIX	6	W X H	7	WOOD	GLASS	PAINT EXTERIOR	
5	FIX	6	W X H	7	WOOD	GLASS	PAINT EXTERIOR	
6	FIX	6	W X H	7	WOOD	GLASS	PAINT EXTERIOR	
7	DOUBLE HUNG	17' X 8' FT	1	WOOD	GLASS	PAINT EXTERIOR		
8	FIX	6	W X H	7	WOOD	GLASS	PAINT EXTERIOR	
9	FIX	6	W X H	7	WOOD	GLASS	PAINT EXTERIOR	
10	FIX	6	W X H	7	WOOD	GLASS	PAINT EXTERIOR	
11	FIX	6	W X H	7	WOOD	GLASS	PAINT EXTERIOR	



KEY PLAN DIMENSION SECOND FLOOR PLAN SCALE 1/16" = 1'-0"



KEY PLAN DIMENSION FIRST FLOOR PLAN SCALE 1/16" = 1'-0"



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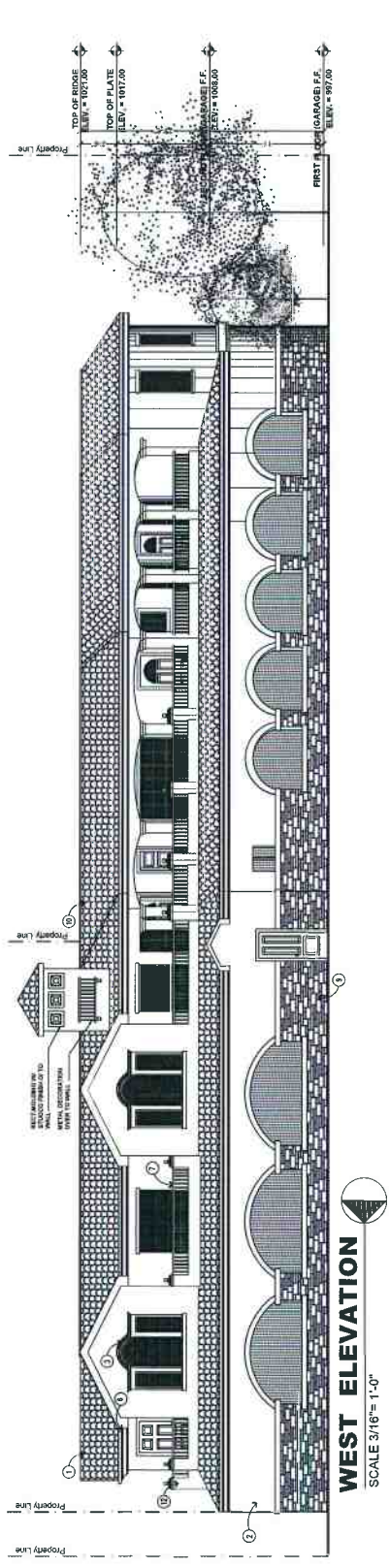
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Sheet NO. **A-8**
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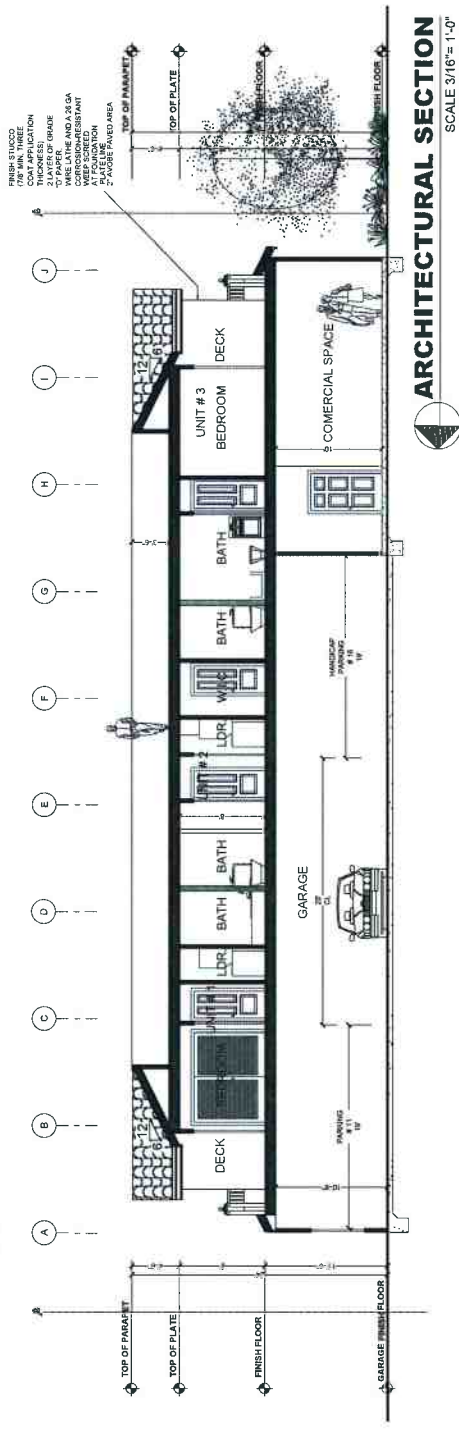
DATE	ISSUED FOR
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12/08/14	PLANNING

Sheet NO. **A-8**

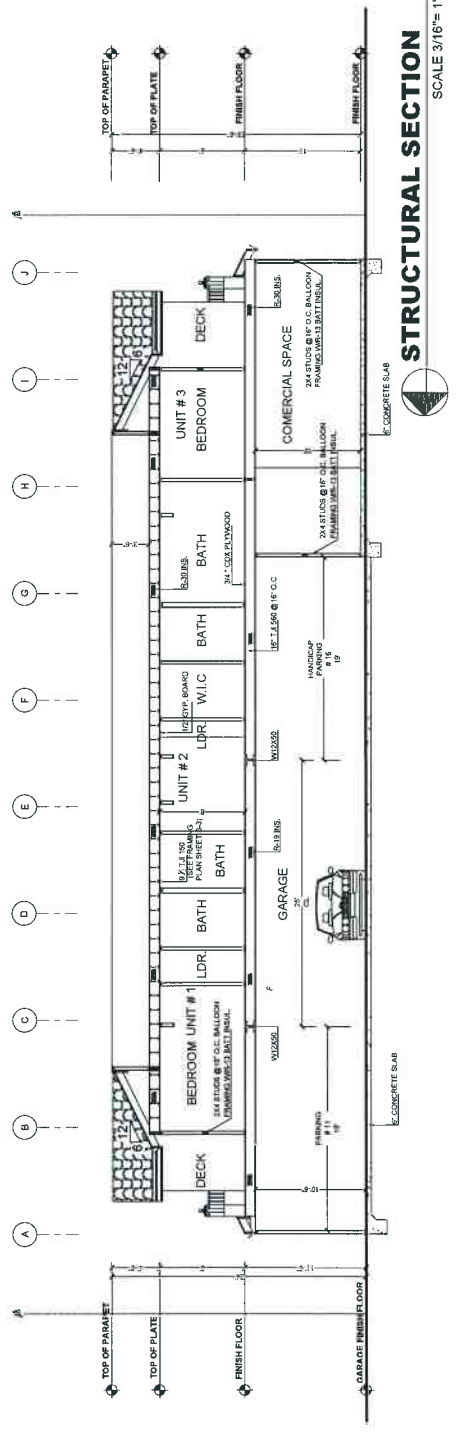


WEST ELEVATION
 SCALE 3/16" = 1'-0"

- LEGEND**
- CLAY ROOFING TILES
 Straight, Barrel Mission
 Shingles, Barrel Mission
 Shingles, Barrel Mission
 - EXTERIOR WALLS
 Shuaco
 - WINDOW SILL
 Wood White Terakote Smoothness
 - TRIMS AND MOLDING
 Painted Shuaco
 - ENTRY DOORS
 Wood Shaped
 - FASCIA AND GUTTERS
 Painted Wood
 - RAILING 36" MIN. AND BALUST (8" MAX.)
 ILLUMINATED BUILDING NUMBER
 - DIMENSIONS SERIES
 BLOCK ARCHITECTURAL CMU
 CONCRETE PRODUCTS
 OR SIMILAR
 - PARAPET
 WOOD TRELLIS
 - DECORATIVE CAST STONE PIERS
 - NATURAL CUSTOM STONE CORBEL



ARCHITECTURAL SECTION
 SCALE 3/16" = 1'-0"



STRUCTURAL SECTION
 SCALE 3/16" = 1'-0"