

*Scenic Pacifica*  
Incorporated Nov. 22,  
1957

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## PLANNING COMMISSION AGENDA

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**DATE:** March 17, 2014

**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: January 6, 2014

Designation of Liaison to City Council Meeting of:

**CONSENT ITEMS:**

None

**PUBLIC HEARINGS:**

- 1. CDP-342-14 PSD-786-14 SUB-223-14** COASTAL DEVELOPMENT PERMIT, CDP-342-14, filed by the applicant/agent, Mike O'Connell on behalf of the owner, Aaron Wright, to demolish an existing building, to subdivide a parcel into two lots and to construct a single-family dwelling on each lot at 251 & 261 San Pedro Avenue (APN 023-034-020,030, 040 & 050). Recommended CEQA status: Exempt Proposed Action: Approved as conditioned.

**COMMISSION ITEMS:**

- 2. ELECTION OF CHAIR AND VICE CHAIR**

**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.

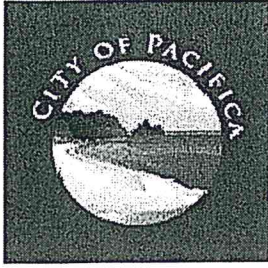
**ADJOURNMENT**

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 (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.***



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## PLANNING COMMISSION STAFF REPORT

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**DATE:** March 17, 2014

**ITEM:** 1

### **PROJECT SUMMARY/RECOMMENDATION AND FINDINGS**

Notice of Public Hearing was published in the Pacifica Tribune on March 6, 2014 and 44 surrounding property owners and tenants were notified by mail.

**FILE:** CDP-342-14  
PSD-786-14  
SUB-223-14

**APPLICANT and AGENT:** Mike O'Connell, Engineer, 900 Rosita Road, Pacifica, CA 94044

**OWNER:** Aaron Wright, 690 Catalina Circle, Vallejo, CA 94509

**LOCATION:** 251 & 261 San Pedro Avenue (APN 023-034-020, 030, 040 & 050)

**PROJECT DESCRIPTION:** Demolish existing dwelling, subdivide parcel into two lots and construct a single family dwelling on each new lot located in Pedro Point.

General Plan: Low Density Residential  
Zoning: R-1/CZ (Single-Family Residential/Coastal Zone)

**RECOMMENDED CEQA STATUS:** Exempt Sections 15303 Class 3 (a) and 15315

**ADDITIONAL REQUIRED APPROVALS:** None.

**RECOMMENDED ACTION:** Approve with conditions.

**PREPARED BY:** Kathryn Farbstein, Assistant Planner

**ZONING STANDARDS CONFORMANCE:**

<u>Standards</u>	<u>Required</u>	<u>Proposed for 251</u>	<u>Proposed for 261</u>
Lot Size	5,000 sf	5,000 sf	5,000 sf
Coverage	40% max.	40%	40%
Height	35' max.	22'	22'
Landscaping	20% min.	35%	35%
Setbacks			
-Front yard	15'	32'	32'
-Garage*	10'	10'	10'
-Interior side	5'	5'	5'
-Rear	20'	20'	20'
Parking	2 car garage	2 car attached garage	2 car attached garage
Garage Inner Dimensions	18' wide by 19' deep	21' wide by 20' deep	21' wide by 20' deep
Projections – Balconies	9 foot setback	10 foot setback	10 foot setback
& Architectural Features On Second Story			

\* Pacifica Municipal Code Section 9-4.2709 allows a reduction in front yard setbacks for “swing” type parking upon approval of a Site Development Permit.

**PROJECT SUMMARY**

**1. Project Description:** Applicant is proposing to demolish the existing dwelling, to subdivide the parcel into two lots and to construct a two-story single family dwelling on each lot. Both dwellings will have an attached two car garage with “swing” type parking in which the garage access is not directly off the street frontage. The design of the dwellings would be mirror images of each other with different siding materials used to provide design variety. Each dwelling will have approximately 1,900 square feet of living area.

**2. General Plan, Zoning, and Surrounding Land Use:** The General Plan designation for the subject site is Low Density Residential and the same designation applies to all the surrounding properties. The project site and surrounding lots have a zoning classification of R-1/CZ. The properties in the area have been developed with multi-story single-family residential homes. Recently, the Planning Commission approved a one-story single family dwelling to be constructed on the vacant lot across the street.

**3. Municipal Code:** Section 9-4.4303 (a) of the Zoning Code requires development in the Coastal Zone to obtain approval of a Coastal Development Permit. The subject site is west of Highway 1 and within the appeal area; thus approval of a Coastal Development Permit is necessary. Pacifica Municipal Code Section 9-4.2709 allows a reduction in front yard setbacks for “swing” type parking upon approval of a Site Development Permit; and therefore, the proposed parking requires approval of a Site Development Permit. Since a lot split is proposed, approval of a Subdivision for a parcel map is necessary.

**4. CEQA Recommendation:** Staff recommends that the Planning Commission find the project exempt from CEQA per Section 15303 Class 3 (a) and 15315 which state:

15303. New Construction or Conversion of Small Structures

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

- (a) One single-family residence or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

15315. Minor Land Divisions

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

The project consists of the construction of two single-family dwellings, each on a vacant lot (once demolition of the existing building is completed), which is the type of new construction that is exempt from CEQA as stated above in Section 15303 (a). The proposed subdivision of one larger parcel into two smaller standard lots is also exempt as stated above in Class 15315.

**5. Staff Analysis:**

Coastal Development Permit - The City of Pacifica's Local Coastal Program indicates that infill residential development should be located in close proximity to existing development (Coastal Act Policy #23), it should be designed and scaled for compatibility of surrounding uses (Coastal Act Policy #24), and it should assure geologic stability and provide replacement plantings as needed (Coastal Act Policy #26a). The subject site is located between two developed properties and in a neighborhood of similarly developed properties with single-family homes predominant. Both dwellings proposed will be two levels and 22 feet in height which is lower than many of the newer dwellings in Pedro Point that tend to be three stories and close to the 35 feet maximum height. The "swing" type driveway is proposed to add visual interest and provide varied front setbacks in this residential neighborhood.

Staff is recommending a standard condition of approval requiring submittal of a final landscape plan prior to building permit issuance because the plants in front of the garages will help soften

the appearance of the structures and reduce the overall massing of the dwellings. In addition, staff is recommending a condition of approval to have impervious and decorative paving utilized in the driveway areas due to the large driveway space created as a result of the “swing” type parking. Staff believes that the proposal meets the overall intent of the Local Coastal Program in that many of the nearby lots have been developed, some with larger and taller residences, and the proposed design of the dwellings is compatible with the site and neighborhood, which will be discussed further in the following section of this report.

The applicant will provide a geotechnical report for the proposed building on the subject site and any recommendations will be incorporated into the project as determined appropriate by the Building Official. Thus, the project will be constructed to ensure geologic stability as required in the Local Coastal Program and listed in Zoning Code Section 9-4.4404 (b).

Another component of the Local Coastal Program is the preservation of the coastal view and vegetation. In this case, the views are to the northeast towards Pacifica State Beach. No public view areas will be affected. The City has no provision for the protection of private views but this project is more than 10 feet shorter than the maximum height limit allowed. In addition, this property is lower than the dwellings located closer to the beach and will not block any nearby views due to the number of higher and taller buildings between the subject site and the ocean.

Additional measures in the previously mentioned recommended landscaping condition of approval are required to prevent erosion and to help reduce polluted stormwater runoff as encouraged in the Stormwater Pollution Prevention Program. As stated in the recommended condition of approval, staff will review the proposed vegetation as described in the required landscape plan to ensure that all the plants will be coastal compatible and drought resistant.

Design – In the Conclusion section regarding Community Scale and Design of the Local Coastal Program (page. C-106), new development within the appeal zone that requires discretionary review must also undergo design review. Design review is necessary to assure attractive, appropriate development and factors such as architectural style, scale, site use, materials and landscaping shall be considered. The Pedro Point neighborhood lacks a unifying theme; however, common elements are maximization of views through the use of large windows and decks, and distinctive designs in terms of style, color and use of materials.

In this case, there are several architectural elements that add visual interest to the proposed building. The mirror image design is aesthetically pleasing and adds visual interest. The “swing” type parking proposed is unusual and very few, if any, residences in the neighborhood have this type of parking access. Several different rooflines over the garage area and the balconies serve to break up the mass of the front façade of the two story buildings. Two dormers that can be viewed from the street are part of the main roof which also adds visual interest to the roof area. The siding materials are varied in that stucco is used on one building and horizontal siding on the other dwelling.

The proposed residences are consistent with the City’s Design Guidelines. The design of both two-story homes, with the varied and pitched gable roofs, dormers, balconies and “swing” type

parking, helps to reduce the mass of the structures. The addition of appropriate landscaping should further enhance the appearance of the proposed dwellings.

**6. Summary:** As conditioned, the project satisfies all the Zoning Code development standards and it is consistent with the Design Guidelines. The R-1 zoning allows the proposed use of a single-family dwelling on each lot. Different architectural features such as the “swing” type parking, varied rooflines, dormers and balconies add visual interest to the street view of the dwelling. Based on staff’s analysis of the project, the findings can be made as specified in the attached Resolutions. Thus, staff recommends approval of the project subject to the conditions in Exhibit A of the Resolutions.

### **COMMISSION ACTION**

#### **MOTION FOR APPROVAL:**

Move that the Planning Commission find that the project is exempt from CEQA; APPROVE Coastal Development Permit, CDP-340-13, Site Development Permit, PSD-786-14 and Subdivision, SUB-223-14 by ADOPTING the attached resolutions for the proposed single-family dwellings at 251 & 261 San Pedro Avenue, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference.

#### Attachments:

- a. Land Use and Zoning Exhibit
- b. Resolution for Coastal Development Permit, CDP-342-14
- c. Resolution for Site Development Permit, PSD-786-14
- d. Resolution for Subdivision, SUB-223-14
- e. Exhibit A for Resolutions – Conditions of Approval
- f. Plans and Colored Photo Simulation (Planning Commission only)