



Scenic Pacifica

Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

DATE: October 20, 2014
6:00 PM Budget Presentation (Lorie Tinfow, City Manager)
LOCATION: Council Chambers, 2212 Beach Boulevard
Regular Meeting
TIME: 7:00 PM

ROLL CALL:

SALUTE TO FLAG:

ADMINISTRATIVE BUSINESS:

Approval of Order of Agenda

Approval of Minutes: August 18, 2014

Designation of Liaison to City Council Meeting: October 27, 2014

CONSENT ITEMS:

None

PUBLIC HEARINGS:

- CDP-343-14** **COASTAL DEVELOPMENT PERMIT, CDP-343-14**, filed by the applicant/owner, Sue Schectman, for removal of a carport and other structures in order to construct an addition of 1,300 square feet of living area, new garage and decks, and to remodel an existing two-story, single-family residence of 1,600 square feet at 1 Blackburn Terrace, Pacifica (APN 023-033-080). The project is located in the Coastal Zone. Recommended CEQA status: Exempt. Proposed Action: Approved as conditioned.

CONSIDERATION ITEM:

- SUB-211-06** **EXTENSION OF PERMITS** for the construction of a nine (9) unit three-story condominium building with a subterranean garage at 1567 Beach Boulevard, Pacifica (APN 016-011-190) Proposed Action: Grant one (1) year extension.
UP-965-06
PSD-757-06

COMMUNICATIONS:

Commission Communications:

Staff Communications:

Oral Communications:

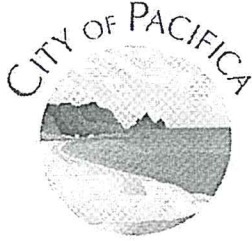
This portion of the agenda is available to the public to address the Planning Commission on any issue within the subject matter jurisdiction of the Commission that is not on the agenda. The time allowed for any speaker will be three minutes.

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.



Scenic Pacifica
Incorporated Nov. 22,
1957

PLANNING COMMISSION
Staff Report

DATE: October 20, 2014

ITEM: 1

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of Public Hearing was published in the Pacifica Tribune on October 9, 2014 and 35 surrounding property owners and tenants were notified by mail.

FILE: CDP-343-14

APPLICANT and OWNER: Sue Schectman, 306 Shamrock Ranch Road, Pacifica, CA 94044

LOCATION: 1 Blackburn Terrace (APN 023-033-080)

PROJECT DESCRIPTION: Remove a carport and other structures to construct an addition of 1,300 square feet of living area and remodel an existing two-story, single-family residence of 1,600 square feet. In addition, a new two car garage and decks will be constructed.

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

RECOMMENDED CEQA STATUS: Exempt Section 15301 Class 1 (e) (2)

ADDITIONAL REQUIRED APPROVALS: None. Appealable to the City Council and Coastal Commission.

RECOMMENDED ACTION: Approval with conditions

PREPARED BY: Kathryn Farbstein, Assistant Planner

ZONING STANDARDS CONFORMANCE:

<u>Standards</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size	5,000 sf	13,848 sf	No Change sf
Lot Width	50 feet	143 feet	No Change
Coverage	40% max.	19%	18%
Height	35 feet max.	22 feet	27 feet
Landscaping	20% min.	57%	64%
Setbacks			
-Front yard	15'	38'	26'
-Garage	20'	N/A	20'
-Interior side	5'	11' at least	11' at least
-Rear	20'	50'	29'+
Parking	2 car garage	Carport	2 car attached garage
Garage Inner Dimensions	18' wide by 19' deep	Unknown	21' wide by 19' deep

PROJECT SUMMARY

1. Project Description: The one bedroom residential dwelling and related structures on the subject site were built approximately in 1955. The applicant is proposing to remove the old, unusable structures such as a carport and shed, remodel the existing 1,600 square foot of living area within the dwelling and add 1,300 square feet of living area. A new two car garage and viewing decks are also proposed. The existing driveway along the northwest side of the property will remain but no legitimate parking space will be provided with that driveway.

The lower level living area will be expanded by approximately 700 square feet to include a second bedroom, hallway, den/music room and laundry area. The upper floor addition will be approximately 600 square feet and include a larger kitchen and living room, a new study area, another laundry area and approximately 1,000 square feet of deck area. The old garage and carport will be removed and replaced with a 400 square foot two car garage.

The materials proposed for the siding are stucco and light stained cedar with some slate cladding over concrete on the steps and foundation. A painted tube steel column will be supporting one corner of the deck. Charcoal colored frame for the garage door and for the sash windows will add an accent color. Either tempered glass panels or cable railing with metal frames is proposed for the upper level deck 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 (Single

Family Residential/Coastal Zone Overlay). The properties in the area have been developed with multi-story single-family residential homes.

3. Municipal Code: Section 9-4.4303 (a) of the Zoning Code requires additions that exceed 10% of the existing floor area in the Coastal Zone appeals area obtain approval of a Coastal Development Permit. The subject site is west of Highway 1 which is within the Coastal Zone, and also, within the appeals area. The 1,300 square foot addition represents an 81% increase in floor area; thus approval of a Coastal Development Permit is necessary.

4. CEQA Recommendation: Staff recommends that the Planning Commission find the project exempt from CEQA per Section 15301 Class 1 (e) which states:

Section 15301. Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

(e) Additions to existing structures provided that the addition will not result in an increase of more than:

(2) 10,000 square feet if:

(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and

(B) The area in which the project is located is not environmentally sensitive.

Proposed is construction of a 1,300 square foot addition to an existing single-family dwelling of 1,600 square feet. The proposed addition is an increase of less than the maximum of 10,000 square feet of floor area for new construction. In addition, the project is within an area that has all the public services and facilities available for the proposed addition as allowed in the General Plan for single family development. Due to the development of the dwelling more than 50 years ago, the site has been disturbed and is not considered environmentally sensitive.

5. Coastal Development Permit: Section 9-4304(k) of the Municipal Code allows the Planning Commission to issue a Coastal Development Permit based on the findings specified below:

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

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

6. Staff Analysis:

Coastal Development Permit – The Coastal Program regulates new development in the Coastal Zone to ensure that substantial additions and remodels such as this one are compatible with the neighborhood, coastal views are preserved and appropriate landscaping is encouraged. The applicant is proposing an addition to an existing single-family dwelling within the Pedro Point neighborhood comprised of single family dwellings. The addition is an 81% increase in square footage for the existing dwelling and once the project is complete, the total square footage of living area will be 2,900 square feet.

The house presently exists and will remain as a two-story dwelling although a portion of the proposed shed roof over the upper floor will be increased in height by a maximum of 5 feet to create a visually appealing varied roofline. The maximum height is 27 feet which is 22% less than the 35 foot height limit. The raised portion of the shed roof extends for 26 feet in width as viewed from Blackburn Terrace (front of the house) but does not extend across the entire project. No public view areas will be affected. The City has no provision for the protection of private views but this project already exists as a two story dwelling tucked away in the trees and most likely will not negatively impact views from adjacent properties.

The subject site is located between the nearest public road and the shoreline; therefore, the public recreation policies of Chapter 3 do apply. The existing two-story house is placed on the uphill slope of Pedro Point that overlooks the ocean and Pacifica State Beach. Access to the site is provided by several narrow winding public roads with little, if any, street parking. Mature trees are located around the house, which obscure the view of the ocean. This area is not appropriate for public access since there is inadequate parking and there is no access to the beach area now over private property. In addition, there are steep unstable bluffs at the back of the project which prohibit beach access. Finally, adequate public access with parking exists nearby at Pacifica State Beach.

The proposed demolition and expansion of an existing single family dwelling will improve the appearance of the structure and provide more usable living area for the occupants; therefore it complies with the Local Coastal Plan. Finally, staff believes that the proposed expansion meets the overall intent of the Local Coastal Program in that the project is compatible in scale to the other two-story single family dwellings in the neighborhood and will not disrupt beach access, parking or commercial activities.

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 dwelling has a varied roofline, large view windows on every elevation and a big deck added on the second floor. A combination of stucco and cedar siding, charcoal sash windows and slate cladding on portions of the concrete stairway and foundation also add visual interest. The proposed changes and additions to the existing residence are consistent with the City's Design Guidelines. The elevations indicate that the new living area on each floor will enhance the design of the building as well as provide more usable space for the owner.

Special Condition of Approval Regarding Driveway – As mentioned earlier, a driveway presently exists along the northwest side of the property but the driveway does not lead to a complying parking space. Proposed is a two car garage which satisfies the parking requirement in the Pacifica Municipal Code (PMC) Section 9-4.2818 (a) (1). The additional driveway has been on the property for a number of years; however, with this project providing adequate onsite parking, the driveway is no longer needed. If the applicant provides an additional uncovered parking space as per PMC Section 9-4.2808 (c) which requires a 9 by 19 foot space, the driveway would be needed to access the legitimate parking space. Thus, staff is recommending condition of approval #3 to either remove the driveway or to comply with PMC Section 9-4.2808 (c) by providing a parking space to be accessed by the existing driveway.

Arborist's Report - The applicant provided an arborist's report (see Attachment d) to discuss the impacts of the proposed addition to the 15 heritage trees on site although a total of 18 trees were reviewed by the arborist. A tree protection plan has been identified on the second and third pages of the report. A condition of approval requiring that the applicant comply with the tree protection plan has been incorporated as condition #4.

7. Summary: Staff believes, as conditioned, the project satisfies all the Zoning Code development standards and it is consistent with the Design Guidelines. The existing dwelling is consistent with the R-1 zoning as conditioned and the addition complies with all the development standards for single family development. Several architectural features proposed such as the varied roofline, different siding materials and a second story deck, add visual interest to the street view of the dwelling. Thus, staff recommends approval of the project subject to the conditions in Exhibit A of the attached Resolution.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission find that the project is exempt from CEQA; **APPROVE** Coastal Development Permit, CDP-343-14 by **ADOPTING** the attached resolution for the proposed demolition, remodel and addition to a single-family dwelling at 1 Blackburn Terrace, 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
- c. Exhibit A for Coastal Development Permit Resolution – Conditions of Approval
- d. Arborist Report
- e. Plans and Colored Elevation (Planning Commission only)

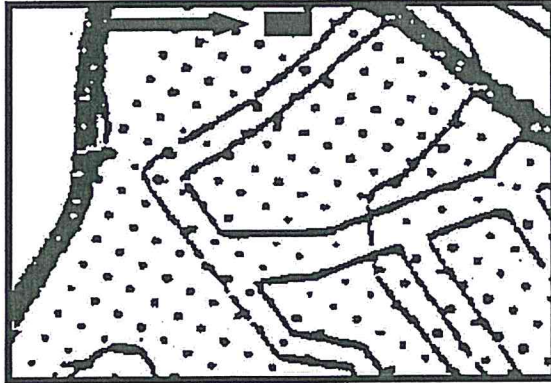
Zoning & Land Use Exhibit

City of Pacifica
Planning & Economic Development Department

General Plan Diagram

Neighborhood: Pedro Point

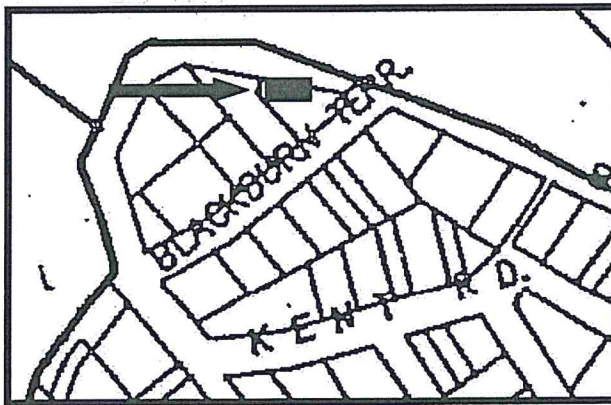
Land Use Designation: Low Density Residential




Zoning Map Diagram

Existing Zoning District:

R-1/CZ (Single-Family Residential- District/Coastal Zone)



North Arrow 

Maps Not to Scale

Attachment a

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING COASTAL DEVELOPMENT PERMIT (CDP-343-14) SUBJECT TO CONDITIONS AT 1 BLACKBURN TERRACE

Initiated by: Sue Schectman, Owner and Applicant

WHEREAS, an application has been submitted to demolish a carport, shed and other structures, to remodel an existing 1,600 square foot single family residence and to add approximately 1,300 square feet of living area and a two car garage to an existing two story single-family dwelling at 1 Blackburn Terrace; and

WHEREAS, the Planning Commission has determined the project is exempt from the California Environmental Quality Act Class 3 per Section 15301 Class 1 (e) (2); and

WHEREAS, the project requires approval of a Coastal Development Permit because it is more than a 10% increase in floor area within the Coastal Zone; and

WHEREAS, the project is in conformity with the City's certified Local Coastal Program in that the single-family dwelling is a permitted use at this particular location and as conditioned, the proposed demolition, remodel and addition comply with the development standards; and

WHEREAS, the project is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act in that the project cannot provide safe public access to a beach and there is appropriate public access nearby at Pacifica State Beach; and

WHEREAS, the project meets the overall intent of the Local Coastal Program in that the proposal is compatible in scale to the other two story single family dwellings in the neighborhood and will not disrupt beach access, parking or commercial activities; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Pacifica does hereby approve the Coastal Development Permit, CDP-343-14 subject to conditions of approval attached in Exhibit A.

Attachment b

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 20th day of October 2014.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Mike Brown, Chair

ATTEST:

Lee Diaz, Acting Planning Director

APPROVED AS TO FORM:

Michelle Marchetta Kenyon, City Attorney

Exhibit A

Conditions of Approval for 1 Blackburn Terrace Planning Commission Meeting October 20, 2014

Planning Department

1. Development shall be substantially in accord with the plans entitled "ADDITION AND REMODEL TEICH/SCHECTMAN RESIDENCE," consisting of twelve (12) sheets, received September 24, 2014 except as modified by the following conditions.
2. Prior to the issuance of a building permit, the applicant shall submit information on exterior finishes, including colors and materials, subject to approval of the Planning Director.
3. The applicant shall either remove the driveway along the northwest side of the property or shall provide an open parking space to be accessed from the existing driveway as allowed in PMC Section 9-4.2808 (c) prior to building permit issuance.
4. All recommendations identified in the Tree Protection Plan by Kielty Arborist Services shall be implemented as specified by the arborist.
5. 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. 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.
6. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within the proposed enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Recology of the Coast. Trash enclosure and dumpster areas shall be covered and protected from roof and surface drainage. If water cannot be diverted from these areas, self-contained drainage systems that drain to sand filters shall be installed. The property owner/homeowner's association shall inspect and clean the filters as needed. Applicant shall provide construction details for the enclosure for review and approval by the Planning Director, prior to building permit issuance.

Attachment c

7. All transformers, HVAC units, backflow preventors and other ground-mounted utility equipment shall be shown on the landscape and irrigation plans and shall be located out of public view and/or adequately screened through the use or combination of walls or fencing, berming, painting, and/or landscaping, to the satisfaction of the Planning Director.
8. Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights, prior to building permit issuance. All roof equipment shall be screened to the Planning Director's satisfaction.
9. All vents, gutters, downspouts, flashing, and conduits shall be painted to match the colors of adjacent building surfaces. In addition, any mechanical or other equipment such as HVAC attached to or protruding from the building shall be appropriately housed and/or screened to the Planning Director's satisfaction.
10. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever possible.
11. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
12. A detailed on-site exterior lighting plan shall be submitted for review and approval by the Planning Director prior to the issuance of a building permit. Said plan shall indicate fixture design, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties. Lighting shall be directed away from adjacent residences. Buffering techniques to reduce light and glare impacts to residences shall be required. Building lighting shall be architecturally integrated with the building style, materials and colors and shall be designed to minimize glare. Show fixture locations, where applicable, on all building elevations.
13. As a condition of the Coastal Development Permit, CDP-343-14, the applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and /or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the applicant's project, but excluding any approvals governed by California Government Code Section 66474.9. This indemnification shall include, but not be limited to, damages, fees and/or

costs awarded against the City, if any, and costs of suit, attorneys fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, City, and /or parties initiating or bringing such Proceeding. If the applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.

14. The applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction prior to approval of a building permit.

Engineering Division of Public Works

15. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
16. Applicant shall overlay existing asphalt with minimum 2 inch AC to street centerline across entire property frontage.
17. 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.
18. No debris box or equipment shed is allowed in the street or sidewalk.
19. Add a note on the Site Plan that says, "Existing curb, sidewalk or street adjacent to property frontage that is damaged or displaced shall be repaired or replaced even if damage or displacement occurred prior to any work performed for this project."
20. Add a note on the Site Plan that says, "Any damage to improvements within the city right-of-way or to any private property, whether adjacent to subject property or not, that is determined by the City Engineer to have resulted from construction activities related to this project shall be repaired or replaced as directed by the City Engineer."
21. 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.
22. A sidewalk agreement must be signed for unimproved streets.

Kielty Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650- 515-9783

November 28, 2013

Susan Schectman
306 Shamrock Ranch Road
Pacifica CA 94044

Site: 1 Blackburn Terrace, Pacifica, CA

Dear Ms. Schectman,

As requested on Wednesday, November 27, 2013, I visited the above site for the purpose of inspecting and commenting on the trees. A construction project is planned for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 24 inches above ground level (DBH in Pacifica). The trees were given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Attachment d

1 Blackburn/12/28/13

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Monterey cypress (<i>Cupressus macrocarpa</i>)	43.4	65	40/40	Good vigor, fair form.
2	Monterey cypress (<i>Cupressus macrocarpa</i>)	38.7	60	40/35	Fair vigor, fair form, suppressed by #1.
3	Monterey cypress (<i>Cupressus macrocarpa</i>)	50est	60	40/50	Fair vigor, fair form, multi leader at 4 feet.
4	Monterey pine (<i>Pinus radiata</i>)	21.2	45	35/30	Poor vigor, poor form, pine pitch canker in canopy, in decline.
5	Monterey pine (<i>Pinus radiata</i>)	24.1	40	35/25	Poor vigor, poor form, pine pitch canker in canopy, in decline.
6	Monterey pine (<i>Pinus radiata</i>)	28.5	35	35/25	Poor vigor, poor form, pine pitch canker. Nearly dead.
7	Monterey cypress (<i>Cupressus macrocarpa</i>)	28est	55	45/40	Fair vigor, fair form, codominant at 3 feet.
8	Monterey cypress (<i>Cupressus macrocarpa</i>)	7.4	40	15/10	Poor vigor, poor form, suppressed.
9	Monterey cypress (<i>Cupressus macrocarpa</i>)	14.8	50	35/25	Fair vigor, fair form, on edge of cliff.
10	Monterey cypress (<i>Cupressus macrocarpa</i>)	11.8-12.0	50	35/25	Fair vigor, poor form, codominant at 1 foot.
11	Monterey pine (<i>Pinus radiata</i>)	15.3	35	40/30	Poor vigor, poor form, pine pitch canker, in decline.
12	Monterey pine (<i>Pinus radiata</i>)	24est	0	30/20	Dead, hazard.
13	Monterey cypress (<i>Cupressus macrocarpa</i>)	32.6	55	30/35	Good vigor, fair form, windswept.

1 Blackburn/12/28/13

(2)

Tree#	Species	DBH	CON	HT/SP	Comments
14	Monterey cypress (<i>Cupressus macrocarpa</i>)	35.4	40	35/35	Good vigor, fair form, suppressed.
15	Monterey cypress (<i>Cupressus macrocarpa</i>)	35.5	60	35/35	Good vigor, fair form, suppressed.
16	Monterey cypress (<i>Cupressus macrocarpa</i>)	36est	55	50/45	Good vigor, fair form, leans west.
17	Monterey pine (<i>Pinus radiata</i>)	48.1	40	50/50	Poor vigor, poor form, heavy to the northwest.
18	Monterey cypress (<i>Cupressus macrocarpa</i>)	60est	60	50/40	Good vigor, fair form, multi leader.

Summary:

The trees on site are a mix of two species of imported trees. Monterey pine and Monterey cypress are not native despite being common in this area. The Monterey pines have pine pitch canker a fungal disease killing pine trees all over the west coast. The pines on this site are in severe decline that is irreversible. All of the pines on site will soon be dead. Remove all of the pines as the trees are rapidly becoming hazardous.

The Monterey cypress trees can be retained with normal maintenance. Trimming or raising the fringes of the cypress trees will improve the views, improve safety and will still provide privacy and wind break for the neighboring properties. Cypress tree #8 has been suppressed by the larger trees and should be removed.

The following tree protection plan will help to insure the retained trees continue to thrive on this site.

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 4 foot tall orange plastic supported by metal poles or stakes pounded into the ground. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Areas outside the fencing but still beneath the dripline of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of chipper chips. Tree protection for the trees on the perimeter where construction will not affect the trees can be of orange plastic fencing supported by metal stakes.

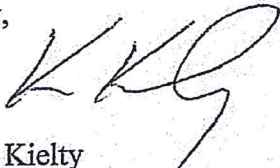
Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Root damage to the existing driveway can be mitigated by raising the grade, increasing the thickness of the drive or using a repairable paver. Some cutting of the surface roots may be required. Root trimming can be carried using two methods. Roots can be severed clean with a saw or loppers or can be cut or ground laterally removing only the top of the root. Root cutting should be done by hand and supervised by the site arborist.

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site may require irrigation during the warm season months. Root damage from construction excavation or trenching will trigger the need for irrigation. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the warm season months the trees on this site should receive heavy flood type irrigation 2 times a month. Irrigation can be provided by hand watering or with the use of a soaker hose. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. The site arborist may adjust the watering schedule as needed.

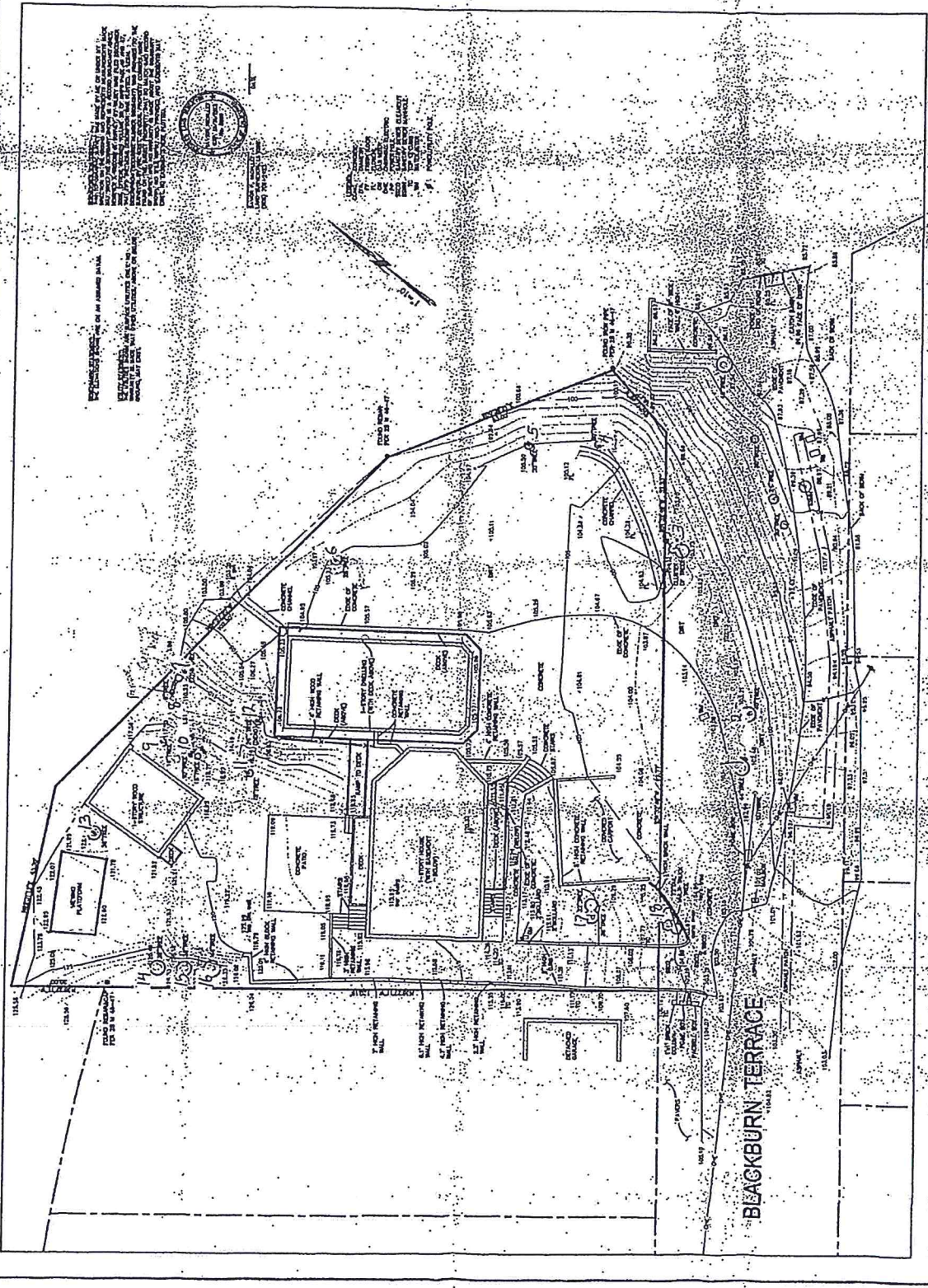
The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,



Kevin R. Kielty
Certified Arborist WE#0476A





1 4 1

DATE OF SURVEY: 11/10/04

BY: [Signature]

PROJECT: BLACKBURN TERRACE

CITY OF PACIFICA COUNTY OF SAN MATEO, STATE OF CALIFORNIA

Survey Station
 306 Shumack Ranch Road
 Pacifica, CA 94044
 (650) 490-4879

SAVORS P. LOCALTY
 4211 MIL PICOSS DRIVE
 SUITE 200 SAN FRANCISCO, CA 94134
 (415) 398-0233 / (415) 708-2123
 savorsdesign.com

CITY OF PACIFICA

AGENDA MEMO

DATE: October 20, 2014
TO: Planning Commission
FROM: Lee Diaz, Acting Planning Director
SUBJECT: Agenda Item No.2: Extension of Tentative (Condominium) Subdivision Map, Use Permit, and Site Development Permit, for the construction of 9 condominiums at 1567 Beach Boulevard, Pacifica (APN: 016-011-190)

On May 14, 2007, the City Council, on appeal, conditionally approved a Tentative (Condominium) Subdivision Map, Use Permit, Site Development Permit, and Coastal Development Permit for the development of a vacant parcel with a nine (9) unit three-story condominium building with a subterranean garage at 1567 Beach Boulevard. The Coastal Development Permit was appealed to the California Coastal Commission. Because of the appeal to the Coastal Commission, the final approval was not granted until October 13, 2010. On September 6, 2011 the Planning Commission approved a one year extension of the above referenced permits. On October 1, 2012 the Planning Commission approved a second one year permit extension and on September 16, 2013 a third extension request was approved.

The Use Permit and Site Development Permit were due to expire on October 7, 2014. The California Coastal Commission extended the Coastal Development Permit to March 7, 2015. The Tentative (Condominium) Subdivision Map would have originally expired 24-months after its approval. The Tentative (Condominium) Map was extended to 2010 by operation of law due to the enactment of Government Code Section 66452.21 by the California Legislature in 2008. On July 11, 2011, California Code Section 66452.23 extended the life of the existing Tentative (Condominium) Map by an additional 24 months. Thus, the applicant's Tentative (Condominium) Map would have expired on October 7, 2014.

On September 5, 2014 staff received the attached extension request by the owner of the property. This is the fourth extension request. The applicant is requesting the permit extension because additional time is needed to finish the building design and complete the building permit approval process.

Extension requests are not unusual and are generally granted unless there have been significant changes in conditions or circumstances affecting the project or area. There have not been any changes in conditions or circumstances affecting the project or area.

COMMISSION ACTION REQUESTED

Move that the Planning Commission **EXTEND** SUB-211-06, UP-965-06, and PSD-757-06, to October 7, 2015.

Attachment:

1. Letter from Applicant

Simon Weng
Pinkstone LLC
P.O.Box 505
Brisbane, CA94005
September 5, 2014

City of Pacifica
Dept of Planning and Building

To Whom it may concern,

My name is Shaoyang Weng, Pinkstone LLC, I 'd like to apply for permit extension for 9 units condo project for "1567 beach blvd" while the design is still in process..

Thank you very much for your help.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'SW', with a long, sweeping horizontal line extending to the right across the page.

Simon Weng

650-283-9059