



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

DATE: November 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: October 20, 2014

Designation of Liaison to City Council Meeting:

CONSENT ITEMS:

None

PUBLIC HEARINGS:

- UP-978-07
PSD-763-07** **AMENDMENT TO USE PERMIT, UP-978-07 AND SITE DEVELOPMENT PERMIT, PSD-763-07**, filed by the applicants/owners, William Husson and Kerrie Dunstan, to amend permits that were previously approved by the Planning Commission to construct a single-family residence on a vacant lot (APN 022-150-030) located south of Fassler Avenue east of Roberts Road in the East Rockaway Beach neighborhood. Approval of an amendment to the original approved permits is necessary because the previously approved single-family residence has been redesigned. The proposed newly redesigned residence will total approximately 2,745 square feet of living area, exclusive of a 728 square foot two car garage. The single story residence will feature four bedrooms and four bathrooms. Recommended CEQA status: EIR previously approved. Proposed Action: Approved as conditioned.

CONSIDERATION ITEM:

None

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.



PLANNING COMMISSION Staff Report

Scenic Pacifica
Incorporated Nov. 22, 1957

DATE: November 17, 2014

ITEM NO: 1

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of public hearing was published in the Pacifica Tribune on November 5, 2014 and 6 surrounding property owners were notified by mail

FILE: Amendment UP-978-07
Amendment PSD-763-07

APPLICANT/

PROPERTY OWNERS: William Husson & Kerrie Dunstan
46 Franklin Avenue
South San Francisco, CA 94080

LOCATION:

Fassler Avenue East of Roberts Road (APN 022-150-030)

PROJECT

DESCRIPTION:

Development of a two-acre vacant lot with one-single family Residence

Zoning

Current - Agriculture/B-5/Hillside Preservation District
Proposed - No Change

General plan

Current - Open Space Residential
Proposed - No Change

CEQA STATUS: A Final Environmental Impact Report was previously certified.

ADDITIONAL REQUIRED APPROVALS: None. Appealable to the City Council

RECOMMENDED ACTION: Recommend Approval of Amendments to Site Development Permit and Use Permit, as conditioned

PREPARED BY: Lee Diaz, Acting Planning Director

PROJECT SUMMARY

1. Background: On October 15, 2007, the Planning Commission conditionally approved a Use Permit and Site Development Permit for the development of one single-family home with a second residential unit on a 2-acre vacant site located south of Fassler Avenue, east of Roberts Road, on the northeastern end of the Harmony @ 1 subdivision. The project was part of the Harmony @ 1 fourteen lot subdivision that was also approved by the Planning Commission and City Council. However, the 2-acre parcel was not included in the Planned Development and would not be subject to its CC&Rs. Additionally, the Planning Commission has approved several permit extensions for the single-family residence and second unit because the access road to the site had not been built.

The previously approved residence was designed as a Sunset Breezhouse which utilized green building technology. The house was designed to maximize lighting by natural day light. The maximum height of the proposed home was 26 feet, 2 inches and featured exterior hardi plank cement board, cedar siding, and prefabricated standing seam steel roofing. The first floor (basement) included a second residential unit which consisted of a living room, bathroom, kitchen, one bedroom, and storage area. Also included in the basement area was a foyer and stairway areas which accessed the main house and a three car garage. The second floor featured the main house which consisted of five bedrooms, four bathrooms, living room, kitchen, dining room, recreational room, home theatre/sitting room, storage space, and laundry facilities. Decking was also featured around the main perimeter of the house. Total square footage of the main house was approximately 3,721 square feet, exclusive of an 822 square foot second residential unit and a 681 square foot three car garage. The vacant site is covered with native grasses.

2. Project Description: The applicants/property owners are requesting to amend the previously approved Use Permit and Site Development Permit to construct the single-family residence on the 2-acre vacant lot. Approval of an amendment to the originally approved permits is necessary because the previously approved single-family residence is proposed to be redesigned.

The proposed single-family residence will total approximately 2,745 square feet of living space, exclusive of a 728 square foot two car garage. Patio area, a hot tub and a swimming pool are also featured on the site. The single-story home will feature four bedrooms, four bathrooms, and lounge area. The maximum height of the proposed residence is approximately 15 feet 5 3/32 inches. The proposal does not include a second residential unit.

The exterior wall material proposed for the residence is stucco siding. A flat low profile roof, carriage style garage doors and large windows are also featured giving the proposed single story house some visual interest.

Project access and utilities would be extended from the Harmony @ 1 Planned Development project to this parcel. The roadway is currently under construction. Vehicular access to the site is

proposed to be provided at Fassler Avenue and Roberts Road; there would be a right-in, right-out only access point to Fassler Avenue. Westbound vehicles on Fassler Avenue would be prohibited from turning left into the project and must enter on Roberts Road

3. General Plan, Zoning, and Surrounding Land Use: The 2-acre parcel is designated Open Space Residential and is zoned Agriculture. It is also within the Hillside Preservation overlay district. The Agriculture zoning district permits the development of one single-family residence with approval of a Use Permit and Site Development Permit. The proposed development of the 2-acre parcel with a single family residence is consistent with the residential land use designation in the General Plan.

Surrounding Land Uses: Land uses in the area are comprised primarily of residential and open space. Land use in the project vicinity is open space to the north and east, multi-family residences, open space and the Harmony @1 project to the west, and residences and the Cabrillo School to the south. The nearest commercial uses are Linda Mar Shopping Center to the south, the Sea Bowl bowling alley at the intersection of Highway 1 and Fassler Avenue, and the West Rockaway Beach commercial area west of Highway 1 at Fassler Avenue.

4. Municipal Code Requirements: The proposed single-family residence would be required to meet the B-Lot Size Overlay district development regulations. The B-Lot Size Overlay district regulations require larger than typical setbacks for the R-1, Single-Family Residential District. The Hillside Preservation District regulations exempt the Agriculture zoned lot from being rezoned to Planned Development.

The HPD also requires that parking be provided off-street. Two covered spaces and two uncovered spaces (such as driveways outside garages, or carports and off-street parking bays) must be provided per each single family dwelling unit.

The 2-acre parcel is zoned Agricultural/B-5. As shown below, the development of a single-family residence, as proposed, meets all of the applicable zoning ordinance regulations for the Agriculture/B-5 and Hillside Preservation District Overlay including minimum lot area per dwelling unit, site coverage, front setbacks, side yard setbacks, rear setbacks, parking, landscaping, and structure height. No exceptions to the development regulations would be required.

ZONING STANDARDS CONFORMANCE:

AGRICULTURE LOT – B-5 LOT SIZE OVERLAY STANDARDS CONFORMANCE:

Standards	Required	Existing/previously Approved	Proposed
Lot Area	1 acre	2 acres	No Change
Lot Width	150'	353'-8"	No Change
Bldg. Height	35' (max.)	26'-2"	15'5 3/32" (max)
Lot Coverage HPD Coverage	34.86% (max)	20%	20% (17,500 s.f.)
-Impervious Surface	30% (max)	4.6%	7.4%
-Structure	40% (max)	4%	4%
Landscaping	20% (min)	79.9%	80%+ (mostly natural vegetative state)
Bldg. Setbacks:			
-Front (west):	25'	25'	69'-0 13/16"
-side (north)	20'	177'	142'
-Side (east)	20'	49'	45'-0 1/8"
-rear (south)	25'	139'	82'
Parking:	2 covered/ 2 uncovered	3 covered/ 2 uncovered	2 covered/ 2 uncovered

5. Use Permit: Pursuant to the provisions 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 single-family residence on the 2-acre parcel 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.

6. 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 findings regarding potential traffic hazards, parking accessibility problems, insufficiently landscaped areas, the restriction of light and air on the property or other properties in the area, the creation of a substantial detriment to an adjacent residential district, damage to the natural environment, and insufficient site and structural design variety. In addition, the proposed development must be consistent with the City's Design Guidelines, General Plan, Zoning Code and 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 would enhance the design variety of the area and will not affect the surrounding natural environment.

7. Environmental Review: On October 15, 2007 the Planning Commission certified an Environmental Impact Report (EIR) for the Harmony @1 project which also included the single-family residence with the second residential unit on the 2 acre site. No significant impacts were found with the subject site. The City Council also certified the EIR on November 13, 2007.

8. Staff Analysis: The previously approved two-story residence was located closer to the front of the lot, 25 feet from the front property line. The visual impacts were found to be is less than significant in the EIR. The redesigned home is proposing approximately a 69 foot front yard set back. Although the proposed redesigned residence is a smaller, one-story building with a maximum height of 15 feet 5 3/32 inches, staff believes that the proposed residence should be located closer to the front of the property, same as the previously approved home, to minimize grading and impervious surface. The visual impacts of the proposed residence would also be further minimized. Therefore, staff is recommending a condition of approval that the proposed residence be located closer to the minimum required front yard setback as the previously approved residence.

The lower pitched roof is encouraged by the Design Guidelines. The materials for the siding of the house are mostly stucco. The house features decorative garage doors and large windows giving it visual interest. Staff believes that a smaller one-story residence with a low-pitch roof is appropriate for the site. An updated geotechnical report concluded that the proposed residence can be constructed as long as certain requirements are met. The proposed residence would also have to meet all the current green building requirements. Additionally, the proposal would have to meet the previously approved conditions of approval that include further green building elements and LEED certification (Conditions 19, 20, & 21).

9. Summary: Staff believes, as conditioned, that the project satisfies all the Zoning Code development standards and it is consistent with the Design Guidelines. The building height, bulk, and living area of the proposed residence are much smaller than the previously approved residence.

Based upon the above discussion, staff believes the findings necessary to grant the amendment to the Use Permit, and Site Development Permit for the proposed project can be made and has determined that the proposal, as conditioned, is consistent with the City's Design Guidelines, and will be consistent with the Zoning Code. Thus, staff recommends approval of the project subject to the conditions of Approval in Exhibit A of the attached Resolutions.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission APPROVE an amendment to Use Permit, UP-978-07 and Site Development Permit, PSD-763-07, by ADOPTING the attached resolutions for the proposed construction of a single-family residence south of Fassler Avenue, east of Roberts Road, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference.

ATTACHMENTS:

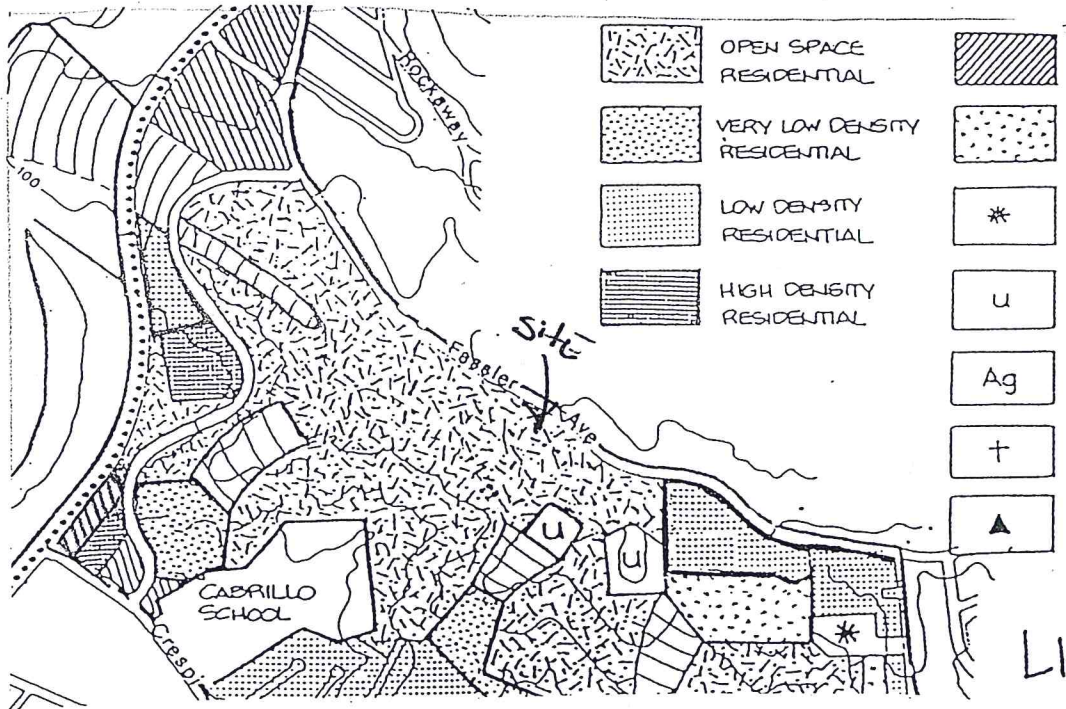
- a. Land Use/Zoning Map
- b. Resolution for Use Permit, UP-763-07
- c. Resolution for Site Development Permit, PSD-763-07
- d. Exhibit A for Resolutions – Conditions of Approval

Planning Commission Only:

- a. Full Size Plan (current proposal and previously approved plans)

General Plan Diagram

Existing Land Use: *OPEN SPACE Residential*

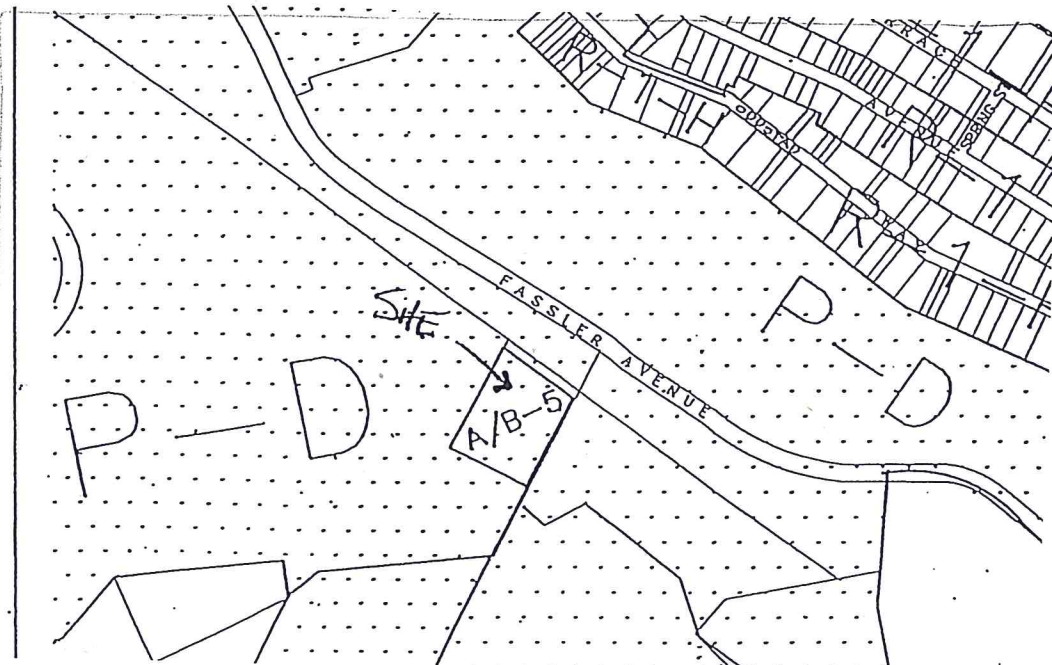


Neighborhood: *EAST ROCKAWAY*

- ### Legend
- VERY LOW DENSITY RESIDENTIAL
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - MIXED USE: HIGH DENSITY/COMM.
 - COMMERCIAL
 - GENERAL COMMERCIAL
 - OPEN SPACE RESIDENTIAL
 - GREENBELT
 - PROMINENT RIDGELINE
 - SPECIAL AREA
 - MARSH
 - OPEN SPACE / PUBLIC FACILITY
 - PROPOSED PARKING
 - NEIGHBORHOOD PARK
 - DEVELOPED / PROPOSED BEACH ACCESS
 - NORTH-SOUTH CITY TRAIL
 - PUBLIC FACILITY
 - UNLINES
 - AGRICULTURE
 - CHURCH
 - FIRE STATION

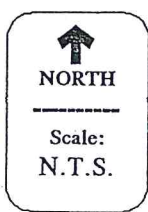
Zoning Map Diagram

Existing Zoning: *Ag Agriculture B-5 HPD*



- ### 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 Garden
 - 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 Development

LAND USE AND ZONING EXHIBIT
 City of Pacifica
 Community & Economic Development Department



RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING AN AMENDMENT TO USE PERMIT (UP-978-07) SUBJECT TO CONDITIONS TO ALLOW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE SOUTH OF FASSLER AVENUE EAST OF ROBERTS ROAD

Initiated by: William Husson and Kerrie Dunstan, Owners/Applicants

WHEREAS, an application has been submitted to construct a single-family residence with an attached garage on an 2 acre vacant property located south of Fassler Avenue east of Roberts Road (APN 022-150-030); and

WHEREAS, an Environmental Impact Report (EIR) was certified for the project by the Planning Commission on October 15, 2007 for the project; and

WHEREAS, the project requires the approval of an Amendment to Use Permit, UP-978-07; and

WHEREAS, the project 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 in that it is a residential development within a neighborhood of single family dwellings; and

WHEREAS, the project is consistent with the applicable provisions of the General Plan, Zoning requirements and other applicable laws of the City which permits a single family residence; and

WHEREAS, the project is consistent with the City's Adopted Design Guidelines, it has been well designed with low pitched rooflines and large windows to create visual interest; and

WHEREAS, the proposed site is physically suitable for the type and density of development, the proposed project will cause no substantial environmental damage, in particular, as determined in the EIR and Geotechnical Investigation, and no public health problems will result from development of the subject parcel; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Pacifica does hereby approve an Amendment to Use Permit, UP-978-07 subject to conditions attached in Exhibit A.

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 17th day of November 2014.

AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

Mike Brown, Chair

ATTEST:

Lee Diaz, Acting Planning Director

APPROVED AS TO FORM:

Michelle Kenyon, City Attorney

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING AMENDMENT TO SITE DEVELOPMENT PERMIT (PSD-763-07) SUBJECT TO CONDITIONS TO ALLOW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE SOUTH OF FASSLER AVENUE EAST OF ROBERTS ROAD

Initiated by: William Husson and Kerrie Dunstan, Owners/Applicants

WHEREAS, an application has been submitted to construct a single-family residence with an attached garage on an 2-acre vacant parcel located south of Fassler Avenue east of Roberts Road (APN 022-150-030); and

WHEREAS, an Environmental Impact (EIR) was certified for the project by the Planning Commission on October 15, 2007; and

WHEREAS, the project requires approval of an Amendment to Site Development Permit, PSD-763-07; and

WHEREAS, the Planning Commission finds that City staff have reviewed the project and determined that the location, size, and intensity of the proposed project will not create any hazardous or inconvenient vehicular or pedestrian traffic patterns; and

WHEREAS, the Planning Commission finds that the project's off-street parking areas, and the relation of such parking areas to traffic on adjacent streets, will not create any hazardous or inconvenient condition to adjacent or surrounding uses, and the parking as proposed is consistent with the development standards for number, location and size of parking spaces; and

WHEREAS, the Planning Commission finds the proposed project includes adequate landscaping; and

WHEREAS, the Planning Commission finds that the project will not unreasonably restrict or cut out light and air on the project site or other property in the neighborhood nor will the project hinder the appropriate development and use of land and buildings in the neighborhood or impair their value, as only one dwelling is proposed on the 2-acre lot so that the development standards are exceeded; and

WHEREAS, the Planning Commission finds that the project will not cause a substantial detriment to the adjacent residential district in that the project consists of one single-family residence within the East Rockaway Beach Avenue neighborhood which is comprised primarily of residential and open space; and

WHEREAS, the Planning Commission finds that the project will not excessively damage or destroy natural features nor will it excessively damage the natural grade of the site; and

WHEREAS, the Planning Commission finds the building has been well designed with low pitched rooflines and large windows to create visual interest; therefore, there is sufficient site and structural design variety resulting in the project as proposed being consistent with the City's Design Guidelines; and

WHEREAS, the Planning Commission finds that the project will be consistent with the General Plan classification of Open Space Residential use and A/B-5/HPD zoning designation, which allows the dwelling as proposed, and the development standards and all applicable laws of the City including the Design Guidelines have been satisfied.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Pacifica approves an Amendment to Site Development Permit, PSD-763-07, subject to conditions of approval attached in Exhibit A.

* * * * *

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 17st day of November 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 Single family Residence located south of Fassler Avenue East of Roberts Road (APN 022-150-030) Planning Commission Meeting November 17, 2014

Planning Department

1. Development shall be substantially in accord with the plans entitled "DUNSTON/HUSSON 4096 FASSLER AVE., PACIFICA, CA 94044," consisting of fourteen (14) sheets, dated 1/20/14, drawn by Brian Swanson, except as modified by the following conditions.
2. The single-family residence on the 2-acre site shall be constructed closer to the minimum 25 foot front yard setback, subject to approval of the Planning Director
3. Prior to the issuance of a building permit, the applicant shall submit information on roofing material, exterior finishes, including colors and materials, subject to approval of the Planning Director.
4. The applicant shall submit a final landscape plan prior to the issuance of a building permit. All landscaping shall be maintained and shall be designed with efficient irrigation practices to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides and pesticides. The landscape plan shall show each type, size and location of plant materials. The landscaping shall be installed prior to occupancy. Landscaping materials included on the plan shall be appropriate to site specific characteristics such as soil type, topography, climate, amount of timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment. Landscaping shall incorporate [native plants]. All landscaping on the site shall be adequately maintained and replaced when necessary as determined by the Planning Director.
5. 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

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construction details for the enclosure for review and approval by the Planning Director, prior to building permit issuance.

6. 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.
7. 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.
8. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever possible.
9. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
10. 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.
11. 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

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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.

12. 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.
13. The applicant/developer shall incorporate into the building permit plans all the recommendations listed in the geotechnical investigation for the proposed single-family residential prepared by GeoForensics Inc., on October 14, 2014.
14. All required stormwater controls for development shall be met by the proposal.
15. Building permit drawings and subsequent construction shall substantially conform to the approved planning application drawings. Any modifications shall be reviewed by the Planning Director, who shall determine whether the modifications require additional approval.
16. 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.
17. If archaeological resources (archeological, paleontological or human remains) are discovered during project ground disturbance activities all immediate work shall be stopped until a qualified archaeologist is consulted to ensure no harm to resources.
18. The property owner(s) shall keep the property in a clean and sanitary condition at all times. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
19. The new single-family residence shall be designed and constructed to attain all necessary points to achieve LEED certification and shall seek to obtain a Gold standard whenever possible.
20. Prior to occupancy, the applicant shall incorporate to the maximum extent feasible as determined by the Planning Director the green building elements, including, but not limited to the following:
 - Design and landscape to create comfortable micro-climates and reduce heat island effects based on the recommendations of our landscape designer.

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- Maximize onsite storm water management through landscaping and/or permeable pavement
- Use water-conserving landscape technologies such as drip irrigation, moisture sensors, and watering zones
- Use of drought tolerant native and non-native, plant materials and tree groupings to reduce visual impact of man-made structures.
- No planting of invasive species (such as pampas grass, scotch broom, etc...) may be introduced to the hillside.
- Preserve existing vegetation and protect soil during construction, to the extent possible
- Whenever possible, use recycled rubble for backfill drain rock.
- Use flyash in concrete based on the specific standards set forth by the City of Pacifica or the County of San Mateo
- Use prefabricated forms or save and reuse wood form boards for construction of homes, whenever possible
- Use sustainably harvested lumber (FSC certified) for wood framing
- Use durable roofing materials as suggested by standards set forth by the City of Pacifica or the County of San Mateo
- Use sustainable siding materials as suggested by standards set forth by the City of Pacifica or the County of San Mateo
- Utilize low profile, flat roof structures that minimize visual impact
- Use roof structures that can support passive and active solar solutions
- Exterior colors are to utilize more “earth” tones rather than bright, light reflective hues. Specific colors will be detailed in the homeowner’s handbook to be created in conjunction with local artists
- Plan windows and skylights, light shelves, and window treatments to provide daylight that improves indoor environments
- Choose window sizes, frame materials, and glass coatings to optimize energy performance
- Stop air leakage at doors and windows
- Use water-conserving plumbing fixtures
- Use water-saving appliances and equipment
- Insulate hot and cold water pipes
- Use heat recovery equipment, tankless water heaters and/or on-demand hot water circulation pumps
- Pre-plumb for future gray water use for toilet flushing and landscape irrigation
- Design lighting levels for actual use, and use task lighting to reduce general lighting levels
- Use lighting that minimizes glare, reflection and light pollution

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- Use energy-efficient lamps and lighting fixtures
- Use lighting controls that save energy such as occupancy sensors
- Use ENERGY STAR® appliances
- Utilize natural gas where possible since it is less polluting than burning fossil fuels in a power plant to generate electricity.
- Use passive solar design where feasible, thermal mass, and insulation to reduce space heating needs
- Use natural ventilation and passive cooling whenever possible
- Use wall, floor, and ceiling insulation that exceeds minimum State requirements Use high-efficiency equipment including furnaces, boilers, fans, and pumps Place ductwork within conditioned living space, seal joints properly, and clean before occupancy
- Use recycled-content, formaldehyde-free fiberglass insulation, cellulose insulation, or other green insulation products
- Separate ventilation for indoor pollutant sources and provide advanced filtration to improve indoor air quality
- Use clean and efficient alternatives to wood-burning fireplaces
- Use solar hot-water systems for domestic use and swimming pools
- Use solar hot-water systems for space heating
- Pre-plumb for a solar hot-water system
- Use artistic wind columns to generate electricity for the light poles
- Use low light polluting street lights
- Use low- or no-VOC, formaldehyde-free paints, stains, and adhesives
- Use low- or no-VOC carpets, furniture, particleboard, and cabinetry
- Use natural materials such as wool and sisal for carpets and wall coverings
- Install plug-in electric car ports in garages.
- Dramatically reduce demand for energy and natural resources (water, petroleum, gas, coal, through renewable tie-in's, building designs that minimize footprint on sensitive habitat. – The goal is to create an energy footprint that is smaller than most 1,500 square foot homes.
- Limit the amount of turf to less than 2,000 square feet
- **Incorporate Natural Cooling** –Any combination of natural cooling techniques can be used to reduce overheating in homes. Use deep window overhangs and/or trellises primarily on south and west facing glass to provide a balance between summer cooling and winter heating through solar gain. Natural cooling reduces the need for air conditioning, saves money on energy bills, and utilizes “fresh air” to make homes more comfortable.
- **Design Plumbing for Solar Water Heating** – Insulated pipes are pre-installed to a hot water closet or mechanical room for solar water heating installation.

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- **Solar Water System** – Solar water heating systems use solar panels to collect heat from the sun. The hot water is stored for use at a later time. Water pre-heated by a solar system can also supplement use of a standard water heater. Use these systems for domestic use and heating of swimming pools. Consider use of solar hot water systems for space heating.
- **Demand or Tankless Water Heaters** - The National Renewable Energy Laboratory (NREL) found that even in high-water-use homes (e.g., about 86 gallons per day), demand or tankless heaters are at least 8-14 percent more efficient than storage tanks. For low-water-use homes (e.g., about 41 gallons per day and less), demand heaters were 24-34 percent more efficient than storage tanks.
- **Integrate Photovoltaic (PV) Systems** – All PV systems are to be integrally designed into the roof structure. A minimum of 50% of power should come from renewable sources with a goal of 80%.
- **Grey water systems.** The home should have a gray water system such as ReWater captures, filters and reuses shower, tub, bathroom sink, and laundry water, which is about 50% of all water used inside a residence. From an average 3.2-person home, this annual flow is 46,000 gallons of water. That water is then used in an underground drip irrigation system, which is up to 60% more efficient than sprinklers. An automated process keeps half the house's wastewater from being turned into sewage, which saves treatment costs.
- **Water harvesting systems.** The home should use a rain catchment systems connected to roof edge guttering and also to driveway runoff channels. The tanks are fiberglass, and are partially buried beside each house. A small pump connects the rainwater catchment system to the grey water tank so that this water is all used for irrigation.
www.rainwater.org offers some useful data on these systems.
- **Use structural insulated panels to replace wood-framed walls.** These types of walls have up to a 55 R rating and are incredible energy efficient. We are standardizing on Thermasteel Systems. (www.thermasteelsystems.com)
- **Use natural building materials and techniques** – Homeowners are encouraged to use natural building materials and techniques that are environmentally-friendly, minimize waste and comes from sustainable sources.
- **Other sustainable methods or materials used.** We require active participation in the recycling program provided by the city of Pacifica.
- **Dishwasher** – The most water-efficient dishwashers currently on the market use about 4 gallons of hot water per load, which is half as much as the least efficient ones. Dishwashers using half the amount of water as a standard dishwasher also require only half as much energy to heat the water.
- **Refrigerator** – The refrigerator is the single biggest power consumer in most households. Energy Star labeled refrigerators incorporate a number of advanced features to save energy while keeping food fresh. They are readily available in side-by-side, freezer top or bottom models, and many even offer through door ice and water features.

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- **Clothes Washer** – Horizontal axis washing machines (front-loaders) use 60% less energy due to much lower water consumption. Energy Star washers often spin-dry clothes better, resulting in energy conservation during the drying process as well.
- **Clothes Dryer** – The dryer is typically the second-biggest electricity-using appliance after the refrigerator. Compared to electric dryers, using a natural gas dryer can cut costs per load in half. Models with a moisture sensor may further reduce energy use by an additional 15%. Homeowners are encouraged to search for dryers that can run on solar power.
- **Cooking Stove** – Gas with electric ignition stove tops and ovens are twice as efficient as electric or gas with pilot light models. Ovens with a self-cleaning function are up to 20% more energy-efficient due to the increased insulation required to withstand the higher temperatures sustained during the cleaning cycle.

21. Prior to occupancy and to the maximum extent feasible as determined by the Planning Director, the applicant shall incorporate the green building (suggested recommendations) including, but not limited to the following:

Site and Landscape;

- Use recycled rubble for backfill drain rock

Waste Reduction and Management;

- Use recycled aggregate in non-structural concrete

Exterior Treatments, Siding and Roofing;

- Use a green or living roof
- Use sustainable decking materials

Wood and Framing;

- Use spacings, sizes, and modular dimensions that minimize lumber use and optimize performance
- Use engineered lumber or metal stud framing to replace solid-sawn lumber
- Use reclaimed or salvaged lumber

Windows and Doors;

- Provide shading on east, west and south windows with overhangs, awnings, or deciduous trees.

Plumbing;

- Use sustainable materials for pipes

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Heating and Cooling;

- Use ceiling fans and use a whole-building fan for night-time cooling

Renewable Power and Solar Energy

- Generate clean electricity onsite using wind turbines

Interior Materials;

- Use exposed concrete as a finished floor
- Use sustainable materials for flooring, trim, and interior surfaces
- Use recycled-content floor tile, carpets and pads, cabinets, and countertops
- Use reclaimed / salvaged, sustainable harvested (FSC certified), or engineered wood for flooring and trim, or use wood alternatives such as bamboo and cork

Other Green Alternatives;

- Use insulated concrete forms
- Use structural insulated panels to replace wood-framed walls
- Use natural building materials and techniques
- Use other sustainable methods or materials used
- Use ceiling fans and use a whole-building fan for night-time cooling
- Provide shading on east, west and south windows with overhangs, awnings, or deciduous trees
- Installation of radiant heating systems
- Living roofs are encouraged and must be properly maintained at all times.

Building Division

22. The plans shall be designed and drawn in conformance with 2013 California Codes.