



Scenic Pacifica

Incorporated Nov. 22, 1957

ZONING ADMINISTRATOR Agenda

DATE: April 24, 2017
LOCATION: Parks, Beaches and Recreation Conference Room, 1810 Francisco Boulevard
TIME: 4:00 PM

ADMINISTRATIVE BUSINESS:

1. **Approval of Minutes** July 13, 2016
2. **Oral Communications** This portion of the agenda is available to the public to address the Zoning Administrator on any issue within the subject matter jurisdiction of the Zoning Administrator that is not on the agenda. The time allowed for any speaker will be three minutes.

PUBLIC HEARINGS:

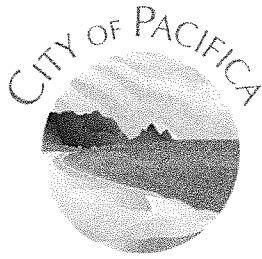
3. **A-3-17** **ADMINISTRATIVE PERMIT A-3-17**, filed by Todd Dewell, Director of Construction of KIMCO Realty, to amend a Specific Plan for renovations of the façade of the existing Rite Aid pharmacy and retail store in the Fairmont Shopping Center located at 709 Hickey Boulevard (APN: 009-440-070, 009-440-080, and 009-440-120). The project would also include improvements to the sidewalk and parking lot, new landscaping, and new bicycle racks. No changes to occupancy, use, building area, number of parking spaces, or interior space would occur under the project. Recommended California Environmental Quality Act (CEQA) status: Categorical Exemption.

Proposed Action: Approve as conditioned.

ADJOURNMENT

Anyone aggrieved by the action of the Zoning Administrator has 10 calendar days to appeal the decision in writing to the Planning Commission. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing. Judicial review of any City administrative decision may be had only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

The City of Pacifica will provide special assistance for persons with disabilities upon 24 hours advance notice to the City Manager's office at (650) 738-7301, including requests for sign language assistance, written material printed in a larger font, or audio recordings of written material. All meeting rooms are accessible to persons with disabilities.



Scenic Pacifica
Incorporated Nov. 22, 1957

ZONING ADMINISTRATOR
Staff Report

DATE: April 24, 2017

FILE: A-3-17

ITEM: 3

PUBLIC NOTICE: Notice of Public Hearing was published in the Pacifica Tribune on April 12, 2017, and mailed to 84 surrounding property owners and occupants.

APPLICANT Todd Dewell
15 Southgate Ave.
Daly City, CA 94015
(650) 301-3000

OWNER PK III Fairmont SC LP
3333 New Hyde Park Road
New Hyde Park, NY 11042

PROJECT LOCATION: 709 Hickey Boulevard, Pacifica (APNs: 009-440-070, 009-440-080, 009-440-120)

PROJECT DESCRIPTION: Renovate the façade of the existing Rite Aid pharmacy and retail store in the Fairmont Shopping Center. The project would also include improvements to the sidewalk and parking lot, new landscaping, and new bicycle racks. No changes to occupancy, use, building area, number of parking spaces, or interior space would occur under the project.

SITE DESIGNATIONS: General Plan: Commercial
Zoning: P-D (Planned Development)

RECOMMENDED CEQA STATUS: Class 1 and 4 Categorical Exemptions, Sections 15301 and 15304 of the CEQA Guidelines

ADDITIONAL REQUIRED APPROVALS: None. Subject to appeal to the Planning Commission.

RECOMMENDED ACTION: Approve, as conditioned.

PREPARED BY: Bonny O'Connor, Assistant Planner

PROJECT SUMMARY

Table 1. Zoning Standards

	Required	Existing	Proposed
Building Height	35' max	27'-1"	30'-4"
Bicycle Parking ¹	8 spaces	0 spaces	8 spaces
Landscaping			
<i>Entire Site</i>	10 % (32,478 sf)	8.3 % (26,882 sf)	8.9 % (28,819 sf)
<i>Rite Aid¹</i>	6,918 sf	5,726 sf	7,663 sf
1. Proportion of site requirement attributable to Rite Aid			

1. Project Description:

The Fairmont Shopping Center is a 108,399 square foot shopping center located at the intersection of Hickey Boulevard and Gateway Drive in Pacifica. The anchor tenants include Safeway grocery store, a Firestone automobile service center, and Rite Aid pharmacy; smaller tenants include various retail, dining, and service providers. The Safeway grocery store substantially completed a 2,611 square foot building expansion, façade renovation, landscape and hardscape improvements, and partial parking reconfiguration along the store frontage, in September 2016.

The existing Rite Aid is a single story (27'-1" tall) building comprised of construction masonry units, which are partially exposed and partially finished with a plaster coat. The building is topped with a shingled mansard parapet. The center portion of the building projects beyond the interior store space along the front elevation, which creates a covered entrance to the store. The storefront below the roof projection is generally windows. A wood trellis exists on north side of the front elevation. A chain link fence has been constructed beneath the wood trellis to create an exterior storage area. Nine parking stalls, including three accessible spaces, in a 60 degree orientation and a small landscaped area are located along the frontage of Rite Aid. A photo of the existing exterior to Rite Aid is shown in Figure 1.

The existing parking lot contains elongated landscaping strips (approximately 21' by 6') in the center of each parking bay. The landscaping strips are curbed around the perimeter and the landscaping is raised above the grade of the parking lot (Figure 2).

The proposed project includes a front elevation façade renovation, and hardscape and landscape improvements to the frontage of the Rite Aid as well as to select landscaping islands located throughout the existing parking lot. The Rite Aid pharmacy and retail store is located in the northeast corner of the shopping center and is immediately adjacent to the Safeway grocery store.



Figure 1. Existing exterior of Rite Aid

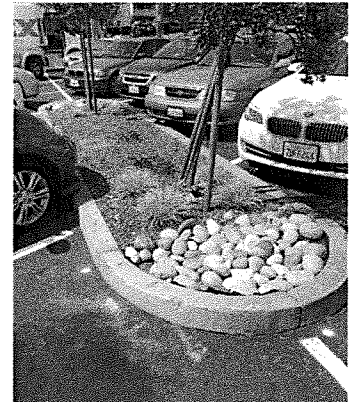


Figure 2. Example of existing landscaping island within parking lot

Façade Renovation

The new façade would incorporate updated architectural styles, including a flat roof, natural stone veneer, stucco plaster finishes, wider columns, metal ribbed horizontal panels, and green screens with vine plantings. The façade renovation would include new paint and the installation of new lighting sconces and lighting poles. The existing wood trellis and chain link fence would be removed as part of the renovation.

The proposed renovation would complement the recent Safeway renovation with the incorporation of similar design features. Both structures feature horizontal dominant elements, including the roof line, metal panels, banding, and a natural color palette. Natural stone is used on both buildings as an accent. The paint color of the remaining shopping center complements the proposed color palette of the Rite Aid. Complementary stylings between the renovated Safeway and the proposed project are shown in Figure 3.

No changes to the existing window front or the interior of Rite Aid would occur.

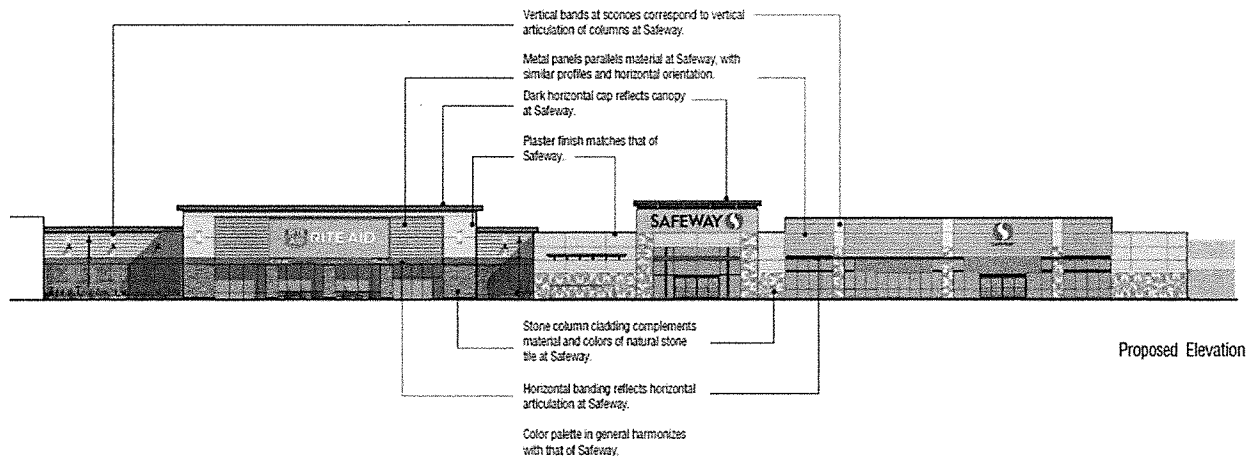


Figure 3. Complementary stylings between the renovated Safeway and the proposed project (Also shown in Plan Sheet 11 of Attachment C).

Hardscape and Landscape Improvements

The existing 26,882 square feet of landscaping at the shopping center does not conform to zoning standards, which requires a minimum landscaped area of 10 percent of site area. Landscaping at the site currently comprises only 8.3 percent of site area. Based on an approximate site area of 7.5 acres, the minimum landscaped area must be +/- 32,478 square feet.

The Rite Aid composes 21.3 percent of total shopping center floor area. The apportionment of existing landscaping and required landscaping for the Rite Aid store are 5,726 square feet and 6,918 square feet, respectively. Therefore, the Rite Aid store has a deficiency of 1,189 square feet of landscaping. The landscape plan for the project would create new or expanded landscaping areas measuring 1,937 square feet, eliminating the existing landscaping nonconformity for Rite Aid and contributing an additional 745 square feet of landscaping to reduce the Fairmont Shopping Center property's landscaping nonconformity. The bulk of the new landscaping would be installed along the building frontage, helping to soften the building. The Planning Director would review a final landscaping plan consisting of drought-tolerant plant species prior to issuance of a building permit (Condition of Approval No. 3). Landscaping strips located in the center of parking bays would be extended by 6 feet on each end, as further discussed below under the Parking heading. Demolition of the wooden trellis and chain-link fence would provide for additional sidewalk area in front of the Rite Aid.

The pavement in front of store would be resurfaced within existing footprint. After deducting this pavement, the project would create or replace less than 2,500 square feet of impervious surface¹; therefore, the project is not required to implement stormwater site design measures per the San Mateo County Municipal Regional Stormwater Permit. Although the project is not required to implement stormwater site design measures, the applicant has expressed his intention to modify at least one landscaping strip within the parking lot to provide stormwater retention capacity.

Parking

The nine parking spaces located along the frontage of the store would be reoriented into a 90 degree parking arrangement. The reorientation of the parking spaces would provide room to expand the landscaping areas. The 90 degree parking spaces would meet the dimensional specifications for a full-size parking space (9' by 19') per PMC Section 9-4.2817(c). No changes to the number of parking spaces would occur.

The Rite Aid currently provides no bicycle parking. PMC Section 9-4.2822(a) requires bicycle parking equal to 10 percent of a site's automobile parking requirement. The shopping center parking requirement is 361 stalls, and the apportioned parking requirement for Rite Aid is 77

¹ MRP Provision C.3.b.ii.(3), Other Redevelopment Projects, excludes "pavement resurfacing within the existing footprint"

parking stalls, which results in a minimum bicycle parking requirement of 8 spaces. The proposed project would bring Rite Aid into compliance with this requirement.

Four of the eight existing 6 foot wide landscaping strips located in the center of the parking bays would be extended as part of this project (Plan Sheet 2 of Attachment C). Impervious surface would be removed and the landscaping strips would be extended lengthwise 6 feet on each end, for a total expansion of 12 feet per landscaping strip. The landscaping strip extensions would effect four parking spaces per landscaping strip expansion by shorten the depth of the parking spaces 3 feet each. The required length of the parking space is 19 feet². The existing length of the parking spaces is approximately 21 feet. Expansion of the landscaping strips would reduce the length to 18 feet, which is allowed under Pacifica Municipal Code Section 9-4.2817(e), which states:

Automobiles may overhang plantings in areas where the median between parking stalls is a minimum of six (6') feet in width and a six (6") inch curb is provided. The parking space length may be reduced two (2') feet, and no wheel stop need be provided in such cases. Plantings shall be designed to not be damaged by the overhang of parked automobiles.

In the parking bay located on the most eastern side of the parking lot, the landscaping strip would be expanded on the southern side and the blocked off area around the existing fire apparatuses would be landscaped. Condition of Approval No. 3 would require the Planning Director to approve a final landscaping plan prior to issuance of the building permit.

2. General Plan, Zoning, and Surrounding Land Uses

The subject site's General Plan land use designation is commercial, and its zoning designation is P-D (Planned Development) (Attachment A). Existing development in the immediate vicinity of the project area is state highway right-of-way to the east, multi-family residential to the north and west, and commercial and multi-family residential to the south.

3. Municipal Code

The applicant's proposal requires approval of a specific plan amendment pursuant to Pacifica Municipal (PMC) Section 9-4.2213. In cases where the details of the original specific plan are not available, the Planning Director – acting as the Planning Administrator – may administratively approve certain minor amendments. In the present case, Planning Department staff was unable to locate the original specific plan. The project includes construction of the exterior alterations (including architectural details, exterior material changes) and expansion of floor is less than 50 percent which are within the definition of a minor amendment. Therefore the Planning Administrator determined her authority to administratively review the project.

² PMC Section 9-4.2817(c)

4. Findings

The Planning Administrator must find the amendment consistent with the Design Guidelines in order to approve the minor amendment. As further discussed below, the overall project is consistent with the components of the Design Guidelines applicable to the project.

Building Design

- *Lighting.* Exterior lighting should be subdued, and should enhance building design as well as provide for safety and security. Lighting which creates glare for occupants or neighbors should not be used. In general, large areas should be illuminated with a few low shielded fixtures. Tall fixtures which illuminate large areas should be avoided.

Discussion: Two sconce lighting designs would be used on the renovated façade. One of them would have shielded lighting in the downward position. The other (G Light, GL-5453) is a wall mounted bar light, which would allow illumination to project horizontally. Condition of Approval No. 4, would require the applicant to provide specifications for the light features to ensure that lighting would not be unnecessarily bright or cause glare or light intrusion. As conditioned, the lighting would enhance building design without creating a visual distraction.

- *Parking.* The visual impact of parking areas should be minimized when appropriate to the site by locating parking areas to the rear or side of the property, rather than along street frontages. Ample landscaping should be used to help screen parking areas from both exterior and interior views.

Discussion: The project does not involve any changes to the perimeter of the shopping center which would affect visibility of parking areas. However, the extended landscaping islands throughout the parking lot would increase the amount of landscape screening and therefore, would better screen both exterior and interior views of the parking lot.

- *Scale.* An important aspect of design compatibility is scale. Scale is the measure of the relationship of the relative overall size of one structure with one or more other structures. Scale is also used to refer to a group of buildings, a neighborhood, or an entire city. A development can be “out of scale” with its surroundings due to its relative height, bulk, mass, or density.

A structure which is out of scale with its site and neighborhood threatens the integrity of the overall streetscape, and residential projects, particularly single-family dwellings, which are much larger than neighboring structures are therefore discouraged. The City’s height limitation is a maximum only, and the maximum height may have often be inappropriate when considered in the context of surrounding development and topography. The “carrying capacity” of a given site is also an important factor in determining appropriate scale and lot coverage limitation is a maximum only.

Discussion: The proposed project would increase the height of the Rite Aid from 27'-1" to 30'-4". After the renovation, Rite Aid would be comparable in height to the adjacent Safeway (30'-1'). Although the remaining buildings in the shopping center would be notably shorter, the Rite Aid and Safeway are major tenants to the shopping center. Moreover, their location adjacent to one another and their distance from many of the shorter buildings in the shopping center minimizes the potential for the buildings to appear out of scale. Therefore, the additional height for their buildings is appropriate and does not create an out of scale visual effect.

- *Details. Use architectural features and details to help create a sense of human scale. Wall insets, balconies, window projections, etc., are examples of building elements which may help reduce the scale of larger buildings.*

Discussion: The design of the renovated Rite Aid includes a dominant, dark horizontal line which visually splits the height of the Rite Aid into two sections and creates a human scale to the design (Figure 3 or Attachment C, Plan Sheet 11). Additionally the materials used on either side of the horizontal line differ, which also promotes the human scale to the building. The increased landscaping around the storefront, including the green wall, would soften the size of the building. Lastly, the enlarged sidewalk area in front of the plaza would make the building look more relatable at the human scale.

- *Materials. Compatibility of materials is an essential ingredient in design quality. In areas with either historic or architecturally significant structures, the use of similar exterior construction materials should be used in new construction in order to maintain neighborhood character. Consistency and congruity of materials and design elements on individual structures is also important.*

Discussion: The proposed renovation would complement the recent Safeway renovation with the incorporation of the similar design features (Figure 3 or Attachment C, Plan Sheet 11). Both structures feature horizontal dominant elements, including the roof line, metal panels, banding, and a natural color palette. Natural stone is used on both buildings as an accent. The paint color of the remaining shopping center complements the proposed color palette of the Rite Aid.

Landscaping

- *The Design Guidelines include various guidelines regarding landscaping. The guidelines support the use of landscaping as an integral element of the overall project design; increase use of amount and variety of plant species; reasonable mature sized plants; fast growing species in the parking area; and the use of drought tolerant, coastal species.*

Discussion: Condition of Approval No. 3 would require the Planning Director to review the final landscaping plan prior to issuance of a building permit. During this review the

Planning Director would ensure that the final landscaping plan is consistent with the Design Guidelines, including use of landscaping is an integral element of the overall project design; increase use of amount and variety of plant species; use of reasonable mature sized plants; use of fast growing species in the parking area; and the use of drought tolerant, coastal species.

Commercial Development

- Design. *The emphasis of commercial development is often on function, to the detriment of exterior design.*
 - a. *As with other types of development, the height, size, proportion, and shape of commercial development should complement the positive aspects of existing structures in the area, rather than overwhelm.*
 - b. *The façade of commercial structures should be enhanced by the use of projections, recesses, and other architectural details which provide relief and variety.*
 - c. *The use of awning or canopies over building entrances and windows is encouraged, where appropriate.*
 - d. *A multi-unit commercial development, (i.e., shopping center) should have a unified design theme. Individual store fronts may vary to reflect the business' character, but the overall theme of the development must be respected.*

Discussion: The height of the Rite Aid, similar to the Safeway, identifies the structures as the major tenants to the shopping center. The proposed façade renovation would include the use of various materials, colors which would provide variety to the design. The existing front elevation of Rite Aid includes an architectural projection, which provides functionality, (i.e., a covered entrance) as well as visual appeal. The Fairmont Shopping Center does not have an overall theme, but the property owner and its tenants are phasing improvements throughout the center. The phased improvements started with the Safeway expansion and renovation, and continued with the refreshing of the landscaping throughout the center, and this proposed project.

- Parking and Circulation.
 - d. *A clearly marked area for bicycle parking should be included in each commercial development. Where feasible, should be protected from the elements.*

Discussion: The project would provide 8 bicycle spaces in obvious locations along the front of the Rite Aid. The spaces would be conveniently located and adjacent to on-site bicycle circulation and pedestrian routes. Condition of Approval No. 5 would require the applicant to submit evidence that the proposed bike rack meets the standards of PMC Section 9-4.2822(b).

5. CEQA Recommendation:

Staff analysis of the proposed project supports a Zoning Administrator finding that it qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). The renovation of an existing façade and hardscape and landscape upgrades qualifies under a Class 1 and Class 4 exemption in Sections 15301 and 15304 of the CEQA Guidelines. Section 15301 states in part:

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

Section 15304 states in part:

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes.

The applicant's proposed project would not expand an existing use. No floor area would be added to the Rite Aid store, the number of parking spaces would not be increased, and all sidewalk replacements and parking reorientation would occur within the existing footprint of the shopping center; therefore, the proposed project is consistent with the scope of a Class 1 categorical exemption. Because the applicant's proposed landscaping would add new water efficient landscaping to the project site, and would not involve removal of health, mature, scenic trees, the proposed project is consistent with the scope of a Class 4 categorical exemption. Furthermore, none of the exceptions to the exemption found in Section 15300.2 are applicable to the project.

6. Staff Analysis:

The proposed project would be an overall benefit to the Fairmont Shopping Center. The updated façade for Rite Aid would further modernize the center and would be consistent with the recently updated Safeway storefront. The landscaping improvements would reduce impervious surface, enhance screening of the parking area, and soften the site overall. Staff's opinion is that the proposed project would be consistent with the General Plan, Zoning Regulations, Design Guidelines, and other applicable Municipal Code requirements if approved as conditioned. Staff's analysis supports a recommendation of approval of the project subject to the conditions in Exhibit A of the Resolution.

RECOMMENDED ZONING ADMINISTRATOR ACTION

Zoning Administrator finds the project exempt from the California Environmental Quality Act; approves Administrative Permit A-3-17 by adopting the resolution included as Attachment B to the staff report, including conditions of approval in Exhibit A to the resolution; and, incorporates all maps and testimony into the record by reference.

Attachments:

- A. Land Use and Zoning Exhibit
- B. Draft Resolution and Conditions of Approval
- C. Plans and Elevations

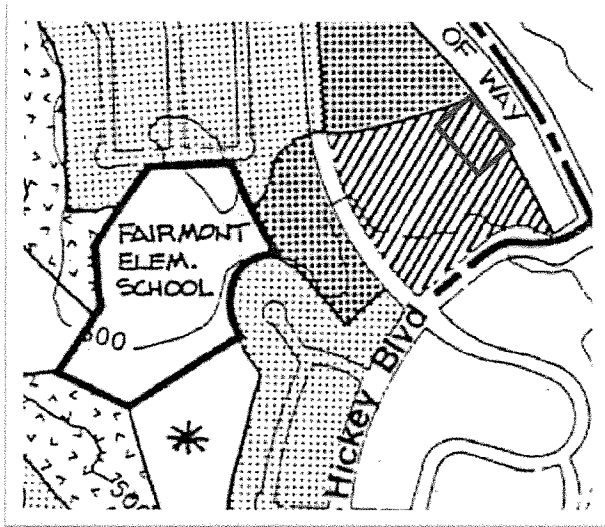
Land Use & Zoning Exhibit





City of Pacifica Planning Department

General Plan Diagram

Neighborhood: Fairmont

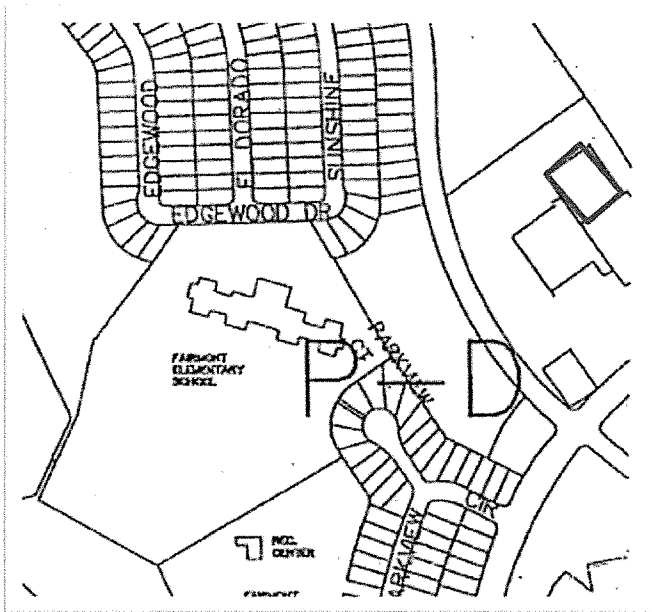
Land Use Designation: Commercial



-  LOW-DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  COMMERCIAL
-  GREENBELT

Zoning Map Diagram

Zoning District: P-D (Planned Development)



RESOLUTION NO. ZA-2017-__

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF PACIFICA APPROVING ADMINISTRATIVE PERMIT A-3-17 TO AMEND A SPECIFIC PLAN, SUBJECT TO CONDITIONS, FOR RENOVATIONS OF THE FAÇADE OF THE EXISTING RITE AID PHARMACY AND RETAIL STORE IN THE FAIRMONT SHOPPING CENTER LOCATED AT 709 HICKEY BOULEVARD (APN: 009-440-070, 009-440-080, AND 009-440-120), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Todd Dewell, Director of Construction of KIMCO Realty (“Applicant”).

WHEREAS, an application has been submitted to renovate of the façade of the existing Rite Aid pharmacy and retail store and to implement hardscape and landscape improvement in the Fairmont Shopping Center located at 709 Hickey Boulevard (APN: 009-440-070, 009-440-080, and 009-440-120); and

WHEREAS, construction of the proposed addition requires approval of an amendment to the existing Specific Plan prior to the issuance of a building permit because the project site is a property within the P-D (Planned Development) zoning district, and such amendment to the Specific Plan must be consistent with the City’s adopted Design Guidelines; and

WHEREAS, Planning Department staff was unable to locate the original specific plan; and

WHEREAS, in cases where the details of the original specific plan are not available, the Planning Director – acting as the Planning Administrator – may administratively approve exterior alterations (including architectural details, exterior material changes) and expansions of floor area less than 50 percent which are within the definition of a minor amendment; and

WHEREAS, the Zoning Administrator of the City of Pacifica did hold a duly noticed public hearing on April 24, 2017, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference.

NOW, THEREFORE BE IT RESOLVED by the Zoning Administrator of the City of Pacifica as follows:

1. The above recitals are true and correct and material to this Resolution.
2. In making its findings, the Zoning Administrator relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.

BE IT FURTHER RESOLVED that the Zoning Administrator of the City of Pacifica does hereby find that the amended specific plan is generally consistent with the City’s adopted Design Guidelines based on the following discussion:

1. *Building Design, Lighting. Exterior lighting should be subdued, and should enhance building design as well as provide for safety and security. Lighting which creates glare for occupants or neighbors should not be used. In general, large areas should be illuminated with a few low shielded fixtures. Tall fixtures which illuminate large areas should be avoided.*

Discussion: Two sconce lighting designs would be used on the renovated façade. One of them would have shielded lighting in the downward position. The other (G Light, GL-5453) is a wall mounted bar light, which would allow illumination to project horizontally. Condition of Approval No. 4, would require the applicant to provide specifications for the light features to ensure that lighting would not be unnecessarily bright or cause glare or light intrusion. As conditioned, the lighting would enhance building design without creating a visual distraction.

2. *Building Design, Parking. The visual impact of parking areas should be minimized when appropriate to the site by locating parking areas to the rear or side of the property, rather than along street frontages. Ample landscaping should be used to help screen parking areas from both exterior and interior views.*

Discussion: The project does not involve any changes to the perimeter of the shopping center which would affect visibility of parking areas. However, the extended landscaping islands throughout the parking lot would increase the amount of landscape screening and therefore, would better screen both exterior and interior views of the parking lot.

3. *Building Design, Scale. An important aspect of design compatibility is scale. Scale is the measure of the relationship of the relative overall size of one structure with one or more other structures. Scale is also used to refer to a group of buildings, a neighborhood, or an entire city. A development can be “out of scale” with its surroundings due to its relative height, bulk, mass, or density.*

A structure which is out of scale with its site and neighborhood threatens the integrity of the overall streetscape, and residential projects, particularly single-family dwellings, which are much larger than neighboring structures are therefore discouraged. The City’s height limitation is a maximum only, and the maximum height may have often be inappropriate when considered in the context of surrounding development and topography. The “carrying capacity” of a given site is also an important factor in determining appropriate scale and lot coverage limitation is a maximum only.

Discussion: The proposed project would increase the height of the Rite Aid from 27’-1” to 30’-4”. After the renovation, Rite Aid would be comparable in height to the adjacent Safeway (30’-1’). Although the remaining buildings in the shopping center would be notably shorter, the Rite Aid and Safeway are major tenants to the shopping center. Moreover, their location adjacent to one another and their distance from many of the shorter buildings in the shopping center minimizes the potential for the buildings to

appear out of scale. Therefore, the additional height for their buildings is appropriate and does not create an out of scale visual effect.

4. *Building Design, Details. Use architectural features and details to help create a sense of human scale. Wall insets, balconies, window projections, etc., are examples of building elements which may help reduce the scale of larger buildings.*

Discussion: The design of the renovated Rite Aid includes a dominant, dark horizontal line which visually splits the height of the Rite Aid into two sections and creates a human scale to the design (see Figure 3 or Attachment C, Plan Sheet 11, in the staff report). Additionally the materials used on either side of the horizontal line differ, which also promotes the human scale to the building. The increased landscaping around the storefront, including the green wall, would soften the size of the building. Lastly, the enlarged sidewalk area in front of the plaza would make the building look more relatable at the human scale.

5. *Building Design, Materials. Compatibility of materials is an essential ingredient in design quality. In areas with either historic or architecturally significant structures, the use of similar exterior construction materials should be used in new construction in order to maintain neighborhood character. Consistency and congruity of materials and design elements on individual structures is also important.*

Discussion: The proposed renovation would complement the recent Safeway renovation with the incorporation of the similar design features (see Figure 3 or Attachment C, Plan Sheet 11, in the staff report). Both structures feature horizontal dominant elements, including the roof line, metal panels, banding, and a natural color palette. Natural stone is used on both buildings as an accent. The paint color of the remaining shopping center complements the proposed color palette of the Rite Aid.

6. *Landscaping. The Design Guidelines include various guidelines regarding landscaping. The guidelines support the use of landscaping as an integral element of the overall project design; increase use of amount and variety of plant species; reasonable mature sized plants; fast growing species in the parking area; and the use of drought tolerant, coastal species.*

Discussion: Condition of Approval No. 3 would require the Planning Director to review the final landscaping plan prior to issuance of a building permit. During this review the Planning Director would ensure that the final landscaping plan is consistent with the Design Guidelines, including use of landscaping is an integral element of the overall project design; increase use of amount and variety of plant species; use of reasonable mature sized plants; use of fast growing species in the parking area; and the use of drought tolerant, coastal species.

7. *Commercial Development, Design. The emphasis of commercial development is often on function, to the detriment of exterior design.*

- a. *As with other types of development, the height, size, proportion, and shape of commercial development should complement the positive aspects of existing structures in the area, rather than overwhelm.*
- b. *The façade of commercial structures should be enhanced by the use of projections, recesses, and other architectural details which provide relief and variety.*
- c. *The use of awning or canopies over building entrances and windows is encouraged, where appropriate.*
- d. *A multi-unit commercial development, (i.e., shopping center) should have a unified design theme. Individual store fronts may vary to reflect the business' character, but the overall theme of the development must be respected.*

Discussion: The height of the Rite Aid, similar to the Safeway, identifies the structures as the major tenants to the shopping center. The proposed façade renovation would include the use of various materials, colors which would provide variety to the design. The existing front elevation of Rite Aid includes an architectural projection, which provides functionality, (i.e., a covered entrance) as well as visual appeal. The Fairmont Shopping Center does not have an overall theme, but the property owner and its tenants are phasing improvements throughout the center. The phased improvements started with the Safeway expansion and renovation, and continued with the refreshing of the landscaping throughout the center, and this proposed project.

8. *Parking and Circulation.*

- d. *A clearly marked area for bicycle parking should be included in each commercial development. Where feasible, should be protected from the elements.*

Discussion: The project would provide 8 bicycle spaces in obvious locations along the front of the Rite Aid. The spaces would be conveniently located and adjacent to on-site bicycle circulation and pedestrian routes. Condition of Approval No. 5 would require the applicant to submit evidence that the proposed bike rack meets the standards of PMC Section 9-4.2822(b).

BE IT FURTHER RESOLVED that the Zoning Administrator of the City of Pacifica does hereby make the following findings pertaining to the project:

1. The renovation of an existing façade and hardscape and landscape upgrades qualifies under Class 1 and Class 4 exemptions in Sections 15301 and 15304 of the CEQA Guidelines.

Section 15301 states in part:

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use.

Section 15304 states in part:

Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes.

The applicant's proposed project would not expand an existing use. No floor area would be added to the Rite Aid store, the number of parking spaces would not be increased, and all sidewalk replacements and parking reorientation would occur within the existing footprint of the shopping center; therefore, the proposed project is consistent with the scope of a Class 1 categorical exemption. Because the applicant's proposed landscaping would add new water efficient landscaping to the project site, and would not involve removal of health, mature, scenic trees, the proposed project is consistent with the scope of a Class 4 categorical exemption.

2. None of the exceptions to application of a categorical exemption in Section 15300.2 of the CEQA Guidelines are applicable to this project.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Zoning Administrator of the City of Pacifica does hereby approve Administrative Permit A-3-17 for a minor amendment to a Specific Plan to renovate the façade of the existing Rite Aid pharmacy and retail store and improvements to the sidewalk and parking lot, new landscaping, and new bicycle racks in the Fairmont Shopping Center located at 709 Hickey Boulevard (APN: 009-440-070, 009-440-080, and 009-440-120), subject to conditions of approval included as Exhibit A to this resolution.

* * * * *

Administrative Permit A-3-17
709 Hickey Boulevard
April 24, 2017
Page 6

Passed and adopted at a regular meeting of the Zoning Administrator of the City of Pacifica, California, held on the 24th day of April 2017.

Tina Wehrmeister, Zoning Administrator

APPROVED AS TO FORM:

Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Administrative Permit A-3-17 to amend a Specific Plan, subject to conditions, for renovations of the façade of the existing Rite Aid pharmacy and retail store in the Fairmont Shopping Center located at 709 Hickey Boulevard (APN: 009-440-070, 009-440-080, and 009-440-120)

Zoning Administrator Meeting of April 24, 2017

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled “Rite Aid at Fairmont Center,” dated April 12, 2017 and stamped received by the City of Pacifica on April 13, 2017, except as modified by the following conditions.
2. Prior to any alteration to or deviation from the approved plans for this project, the Applicant shall first seek and obtain Planning Director approval.
3. Prior to the issuance of a building permit, Applicant shall submit a final landscape plan for approval by the Planning Director. The landscape plan shall show each type, size, and location of plant materials, as well as the irrigation system. Landscaping materials included on the plan shall be coastal compatible, drought tolerant and shall be predominantly native, and shall include an appropriate mix of trees, shrubs, and other plantings to soften the expanded structure. All landscaping shall be completed consistent with the final landscape plans prior to occupancy. In addition, the landscaping shall be maintained as shown on the landscape plan and shall be designed to incorporate efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides, and pesticides. Landscaping on the site shall be adequately maintained in a healthful condition and replaced when necessary as determined by the Planning Director. Landscaping around existing fire apparatuses in the parking lot shall maintain a 36 inch horizontal clearance from vertical growth.

The landscaping plan shall also include a modification to the perimeter curb and a reduction in the elevation, to a level below that of the adjacent impervious parking lot surface, of not less than one of the parking lot landscaping strips, in order to allow stormwater from the adjacent impervious parking lot surface to enter and to be retained within the landscaping strip. The applicant shall cut the curb of the landscaping strip(s) in locations that would allow for maximum stormwater inflow into the strip(s), based on existing parking lot grades adjacent to the strip(s). The design of the modified landscaping strip(s) shall also provide for controlled outflow in instances where the volume of stormwater within the strip(s) exceeds the retention capacity. The final location and design of the modified landscaping strip(s) shall be subject to review and approval by the Planning Director, prior to issuance of a building permit.

4. The design of exterior lighting for the project shall direct and focus illumination so that it provides adequate lighting for security and circulation while preventing spillover light onto

adjacent properties, to the satisfaction of the Planning Director. 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 properties. Buffering techniques to reduce light and glare impacts to adjacent properties 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.

5. Prior to issuance of the building permit, the applicant shall demonstrate to the satisfaction of the Planning Director that the proposed bicycle racks meet the design standard of Pacifica Municipal Code Section 9-4.2822(b). The Applicant shall also demonstrate that the final location of the bicycle spaces will not unreasonably impede pedestrian traffic to the satisfaction of the Planning Director.
6. Applicant shall maintain its entire storefront and rear of store in a condition free of trash, debris, graffiti, malfunctioning or broken lights or signs (including lights within signs), or other visual blight. Applicant shall frequently inspect its site for compliance with same, and shall resolve any discrepancies within 48 hours of verbal or written notification from City staff.
7. Applicant shall not store merchandise or shopping carts outside of its building without first obtaining written approval from the Planning Director.
8. Applicant shall not provide outdoor seating without first obtaining written approval from the Planning Director.
9. Site signage may require additional approvals from the Planning Department. Additional approvals may include a Sign Permit issued either by the Planning Director or Planning Commission, depending on the size of the proposed signage.
10. The Applicant shall restripe all modified parking areas in accordance with the parking standards contained in the Pacifica Municipal Code, to the satisfaction of the Planning Director and Building Official. This shall include parking stalls and disabled parking areas and path-of-travel. This shall further include the addition of arrows or other markings to clearly indicate the two-way traffic pattern fronting the project location, to the satisfaction of the Planning Director.
11. The Applicant shall maintain parking stops within parking stalls in a serviceable condition, free of cracks, chips, or other defects that may render them unsightly or ineffective, to the satisfaction of the Planning Director.
12. Prior to installation of parking stops, the Applicant shall submit a sample for review and approval by the Planning Director.

13. All roof-mounted equipment and appurtenances such as, but not limited to, plumbing, heating, cooling, and ventilation systems, shall be screened with a parapet wall or other screening device so that the equipment is not visible from the public right-of-way, to the satisfaction of the Planning Director. Screening devices for roof-mounted equipment and appurtenances shall appear as an integrated part of the overall building design, and must be constructed of materials with finishes and colors which are compatible with the overall building design and approved by the Planning Director.
14. All transformers, HVAC units, backflow preventors, and other ground-mounted utility equipment shall be shown on the landscape plan 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.
15. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
16. The Specific Plan amendment is valid for a period of two years from the date of final determination. If the use or uses approved is/are not established within such period of time, the approval(s) shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director or Zoning Administrator approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, in the Planning Director's sole discretion, the circumstances considered during the initial project approval have not materially changed. Otherwise, the Zoning Administrator shall consider a request for a single, one year extension.
17. Applicant shall maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the Pacifica Municipal Code.
18. Prior to issuance of a building permit, Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction.
19. Failure of the Applicant to abide by and faithfully comply with any and all conditions of this approving action shall constitute grounds for the revocation of said action by the Planning Director or Planning Commission after a noticed public hearing.
20. The Applicant shall record with the San Mateo County Recorder these conditions of approval on the properties benefitting from this approval and shall furnish proof of recording to the Planning Director prior to issuance of a building permit.
21. 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.

Building Division of the Planning Department

22. Applicant's proposal requires review and approval of a building permit prior to commencing construction.

Engineering Division of the Public Works Department

23. Site Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented and the construction BMPs plans sheet from the Countywide program shall be included in the project plans.
24. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto the roadways. Dust control and daily road cleanup will be strictly enforced.
25. Existing curb, sidewalk or other street improvements adjacent to the property frontage that is damaged or displaced shall be repaired or replaced as deemed by the City Engineer even if damage or displacement occurred prior to any work performed for this project.
26. No private structures, including but not limited to walls, curbs, and fences shall encroach into the public right-of-way.

North County Fire Authority

27. Renovations of the façade shall not to block access to any fire department connections or fire hydrants.

END



Project Description

Renovation of existing retail storefront and canopy at a single tenant space; replacement of single tenant signage with new sign of equal size; replacement of sidewalk and new landscaping in front of same single tenant space; enlargement of landscape islands along parking aisles; new bicycle racks; new lighting fixtures; and re-striping of parking spaces from angled parking to perpendicular parking, retaining the same number of spaces.

Project Data

Address: 709 Hickey Boulevard,
Pacifica, CA 94044

Project Summary

Entire Shopping Center

Building Area
103,300 SF
Area of Work
8,644 SF
Entire Covered Area
1,023 SF
Existing Landscaping Area
2% of Area of Work
1,637 SF
Proposed Landscaping Percentage
20% of Area of Work

Area of Work at Rite Aid

Existing Landscaping Area
1,041 SF
Proposed Landscaping Area
1,559 SF
Occupancy Type
M
Building Area
25,001 SF
Number of Floors
1

Tenant Space Associated with Project

Existing Landscaping Area
1,041 SF
Proposed Landscaping Area
1,559 SF
Occupancy Type
M
Building Area
25,001 SF
Number of Floors
1

Sheet Index

1	Cover Page	10	Proposed View 2
2	Overall Site Plan & Area Plan	11	Comparative Elevations
3	Area of Work	12	Facade Materials
C-1	Site Plan	13	Materials and Colors
C-1.1	Site Plan	14	Materials and Colors
C-1.2	Sections & Details	15	Photos of Property and Surrounding Area
CE-1	Porous/Impervious Exhibit	16	Photos of Surrounding Area
CE-2	Porous/Impervious Exhibit	L1	Landscaping
4	Existing Plan & Elevation	L2	Landscaping
5	Proposed Plan & Elevation	L3	Landscaping
6	Proposed Section	L4	Landscaping
7	Existing View 1	L5	Landscaping
8	Proposed View 1	L6	Landscaping
9	Existing View 2	L7	Landscaping

Rite Aid at Fairmont Center Pacifica, California Planning Submittal April 12, 2017

KIMCO
SGPA ARCHITECTURE AND PLANNING
3000 S. GARDEN STREET, SUITE 100, PACIFICA, CA 94044
415.323.4488



File Location: \\2015\21554 - Fairmont Center - Working Files\2017_02_12 Planning\Submittal\2017_02_12 Planning\entire\aihd
 Plot Date: Apr 10, 2017

Rite Aid at Fairmont Center Pacifica, California



Project No.: 21554 - P01

04-12-2017

Area of Work

SGPA ARCHITECTURE AND PLANNING
 2001 F.M. HWY. 101, SUITE 100, FAIRMONT, CALIFORNIA 94031
 WWW.SGPA.COM 508.938.5341

No.	DATE	REVISION

ERIC Engineering
 1855 The Alameda, Suite 210
 ASSOCIATES, INC.
 San Jose, CA 95126-1747
 Tel: (408) 241-5454
 Fax: (408) 241-5453

21-C
 SHEET NO. 15

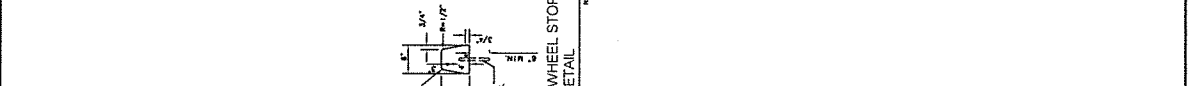
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 JUNE 14, 2006
 CHECKED BY: J. VALDEZ
 DRAWN BY: J. VALDEZ
 SCALE: AS SHOWN
 PROJECT: FAIRMONT PLAZA
 SHEET: 21-C
 DATE: 04/11/06



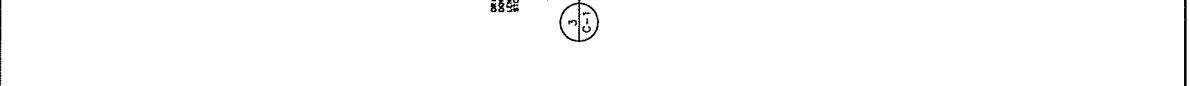
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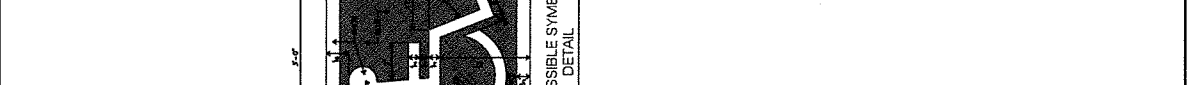
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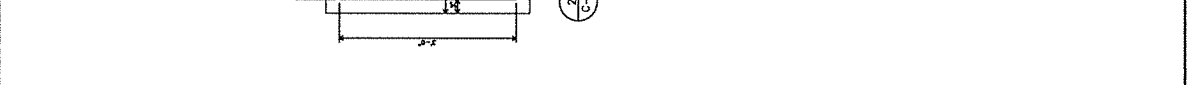
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TOW AWAY SIGN
 1 DETAIL N.E.S.



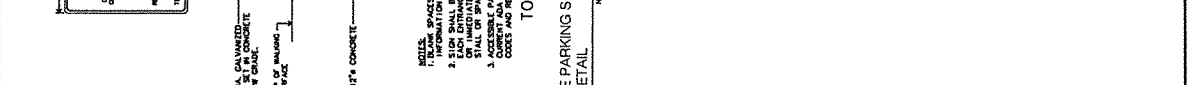
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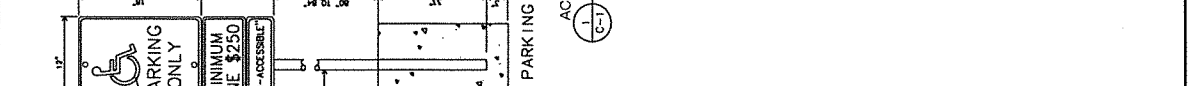
TOW AWAY SIGN
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TOW AWAY SIGN
 1 DETAIL N.E.S.



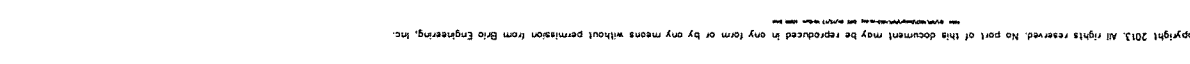
TOW AWAY SIGN
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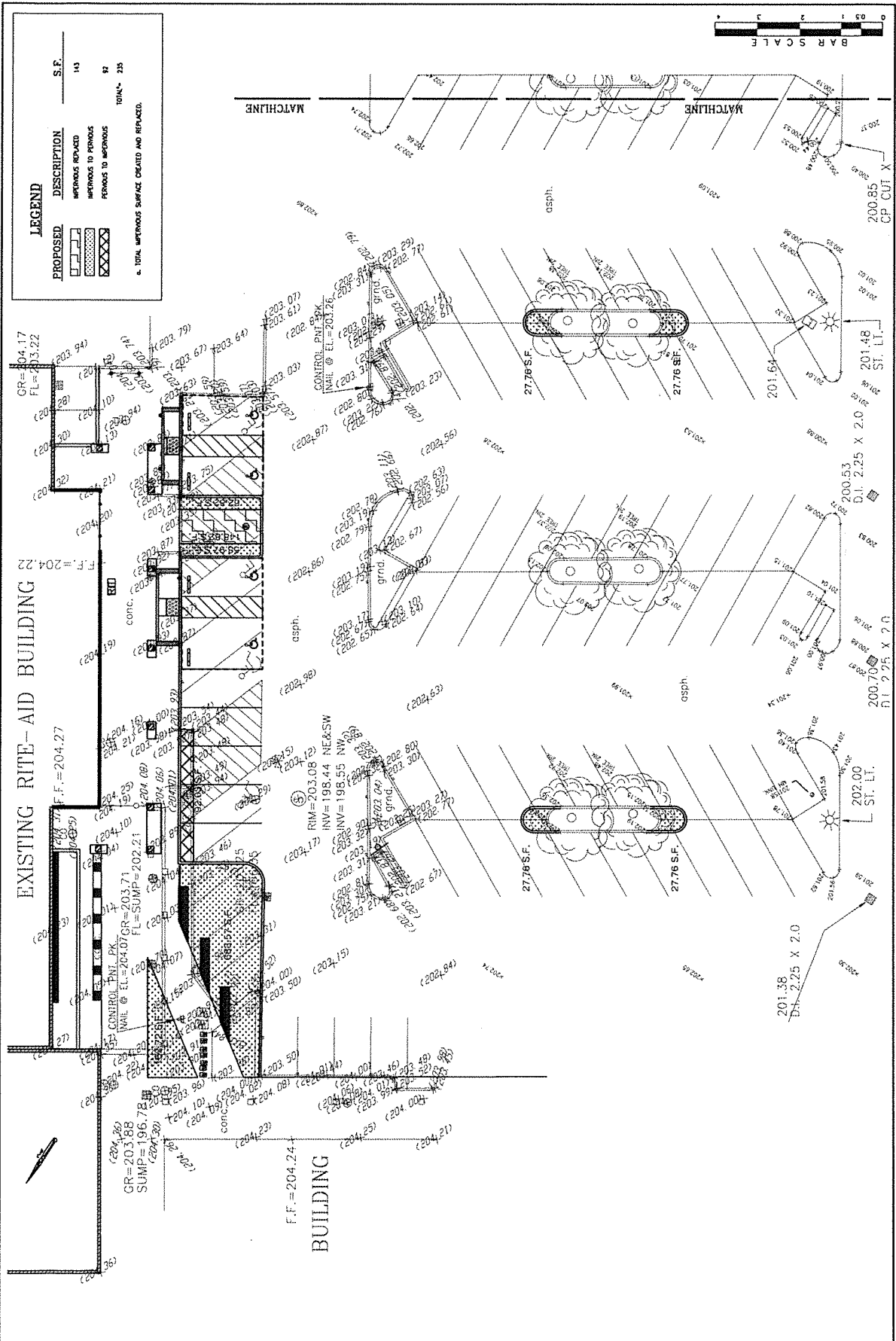
TOW AWAY SIGN
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TOW AWAY SIGN
 1 DETAIL N.E.S.



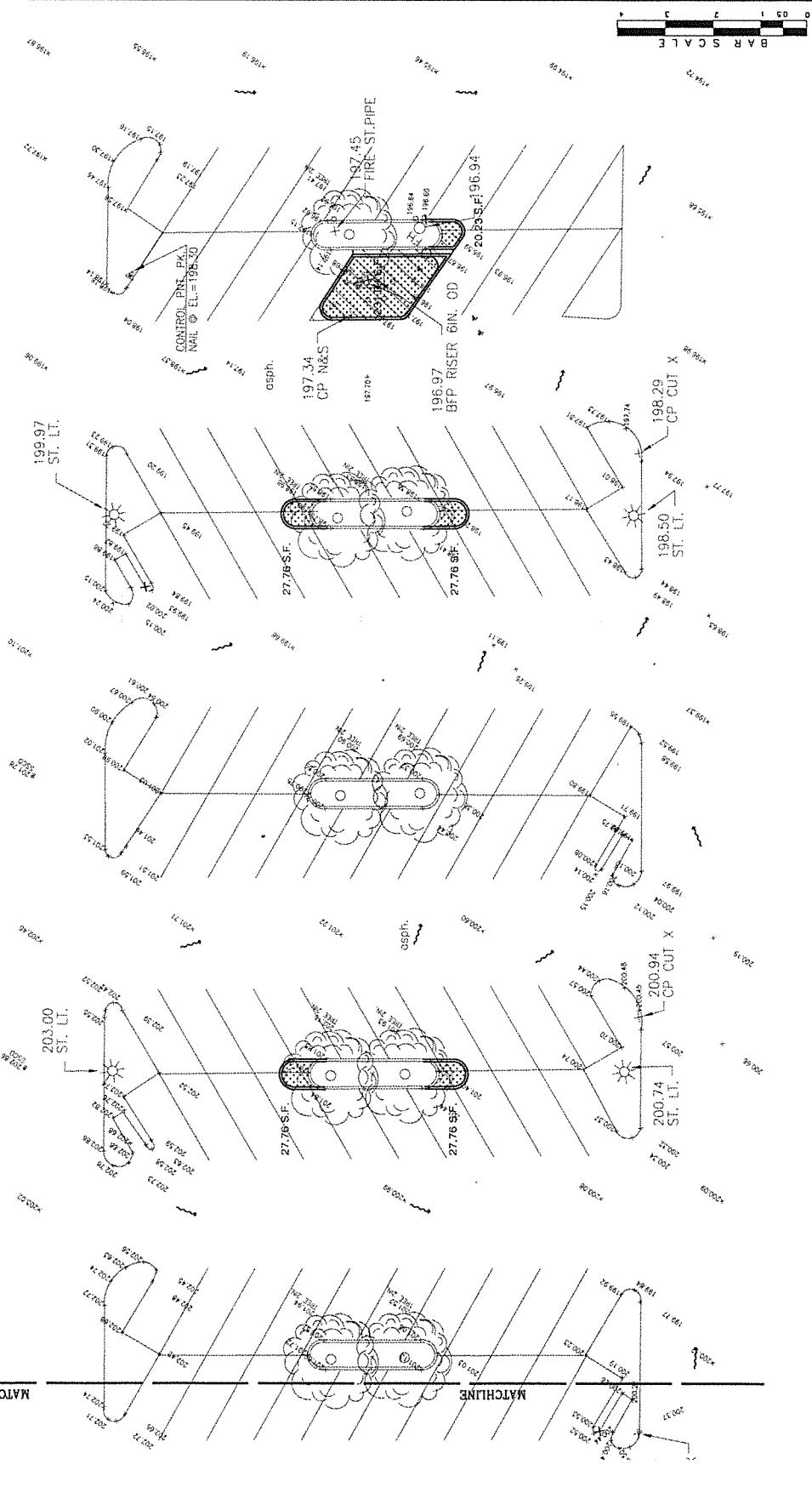
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 1 DETAIL N.E.S.

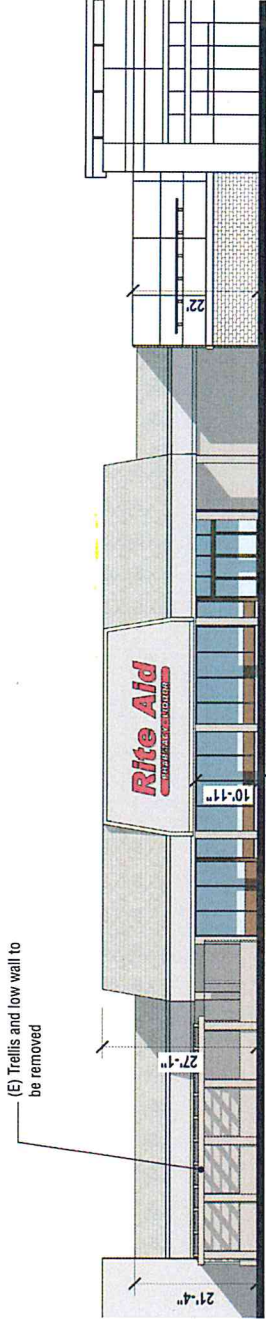


LEGEND

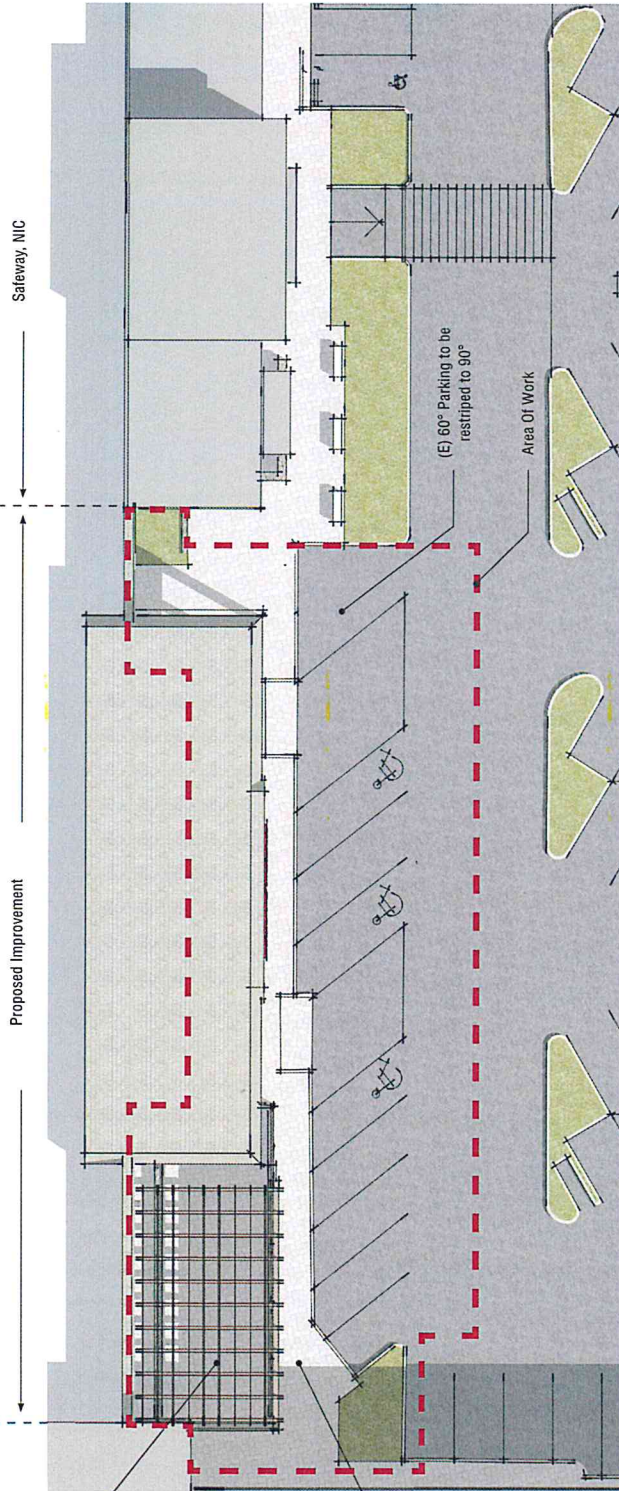
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[Pattern]	IMPERVIOUS TO PERVIOUS	92
[Pattern]	PERVIOUS TO IMPERVIOUS	213
TOTAL =		235

a. TOTAL IMPERVIOUS SURFACE CREATED AND REPLACED.





Existing Elevation



Existing Plan

Rite Aid at Fairmont Center Pacifica, California

Existing Plan & Elevation

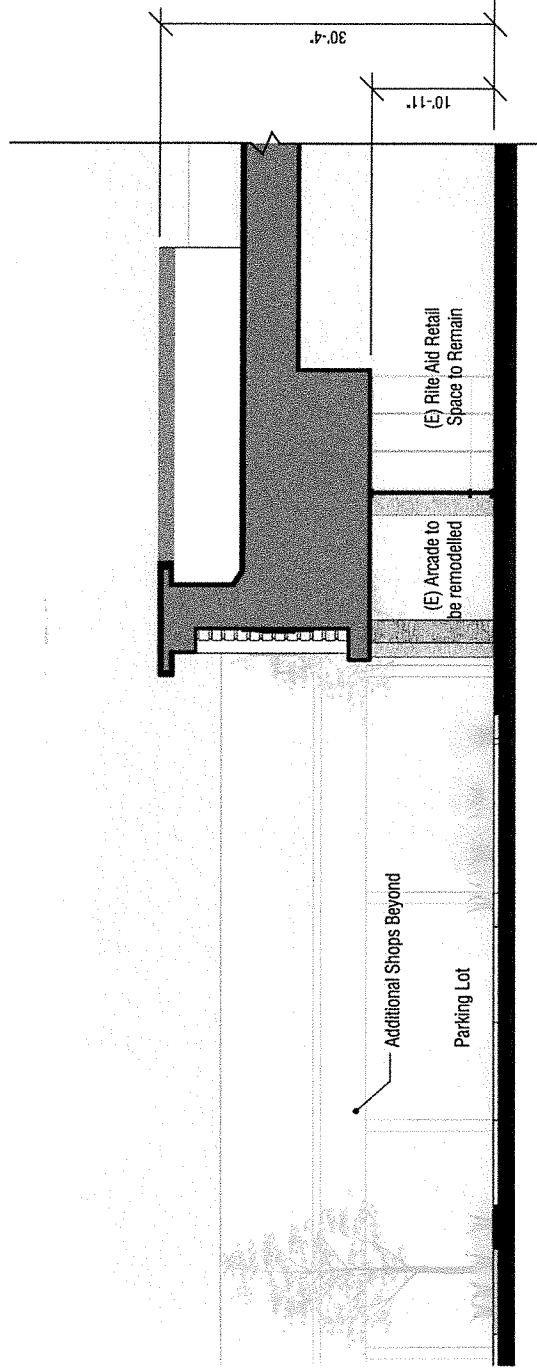


Project No.: 21554 - F01

04.12.2017

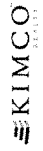


SCPA ARCHITECTURE AND PLANNING
 200 First Street, Suite 200, San Francisco, CA 94105
 415.774.8282



Section A-A

Rite Aid at Fairmont Center Pacifica, California



Project No.: 21554-F01

04.12.2017

SGPA ARCHITECTURE AND PLANNING
 1000 S. GILBERT AVENUE, SUITE 100
 SAN JOSE, CA 95128
 WWW.SGPA.COM



Rite Aid at Fairmont Center Pacifica, California

Proposed View 1

Project No.: 21554 - P01
04.12.2017

SCPA ARCHITECTURE AND PLANNING
10000 S. DEER CREEK BLVD., SUITE 100, PACIFICA, CA 94041
www.scpa.com



Print Date: Mon, 04/12/2017 4:02:08 PM
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Rite Aid at Fairmont Center Pacifica, California

Existing View 2



Project No. 21554 - F01

04.12.2017

SCPA ARCHITECTURE AND PLANNING
 304 Park Street, Suite 200, Pacifica, CA 94064
 Tel: 650.353.8888



Pict Date: Apr 12 2017 File Location: 2017-03-08 - Fairmont-01-01 - Working Files 2017_04_13 Planning Submittal 2017_02_13 Planning submittal.rvt

Rite Aid at Fairmont Center Pacifica, California

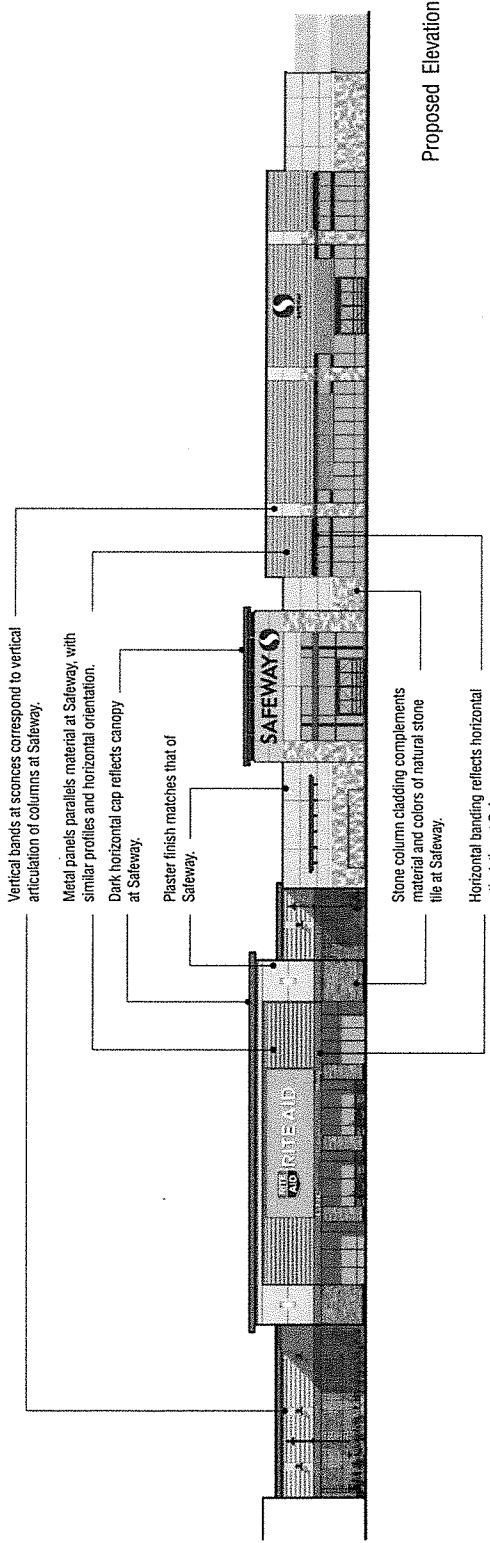
Proposed View 2



Project No.: 21554 - P01

04 12 2017

SBPA ARCHITECTURE AND PLANNING
 300 FINE CREEK DRIVE, SUITE 100, FAIRMONT, CA 94020
 WWW.SBPA.COM



Vertical bands at sconces correspond to vertical articulation of columns at Safeway.

Metal panels parallels material at Safeway, with similar profiles and horizontal orientation.

Dark horizontal cap reflects canopy at Safeway.

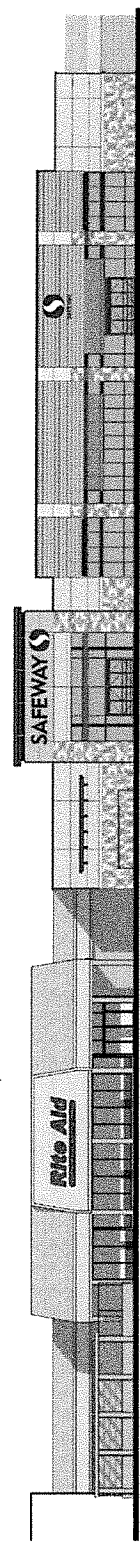
Plaster finish matches that of Safeway.

Stone column cladding complements material and colors of natural stone tile at Safeway.

Horizontal banding reflects horizontal articulation at Safeway.

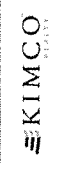
Proposed Elevation

Color palette in general harmonizes with that of Safeway.



Existing Elevation

Rite Aid at Fairmont Center Pacifica, California



Project No.: 2155+ PA
 03.12.2017

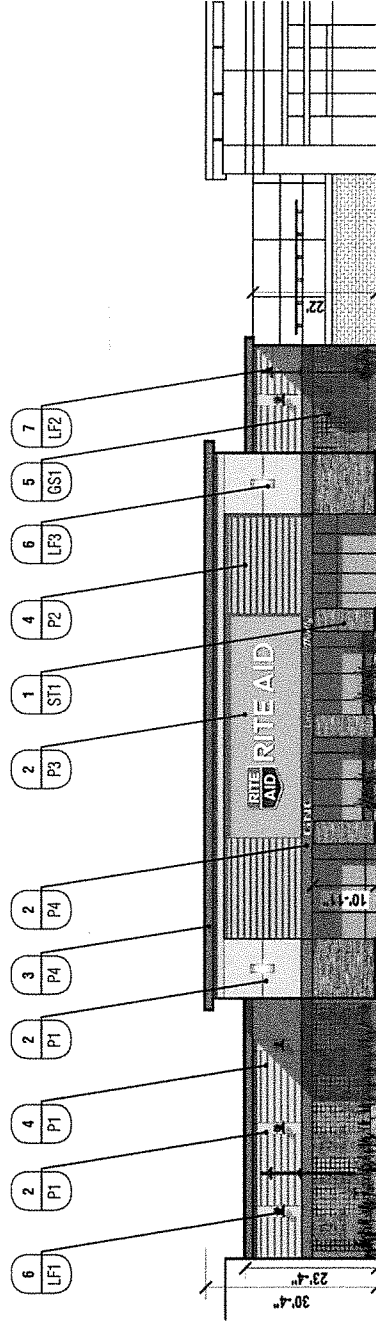


SCPA ARCHITECTURE AND PLANNING
 1001 AVENUE OF THE STARS, SUITE 1000
 FORT MYERS, FL 33901

Comparative Elevations

Material & Color Legend

1. Stone veneer
ST1 El Dorado Stone, Ledgestone, Silver gate
2. Stucco finish, painted
P1 SW 6386 Napery
P3 SW 6129 Restrained Gold
P4 SW 7047 Porpoise
3. Metal fascia, painted
P4 SW 7047 Porpoise
4. Horizontal ribbed metal panel, painted
Metal Sales, T23 Panel, 3' Ribbed Metal Panel
P1 SW 6386 Napery
P2 SW 6127 Noire
5. Green screen with vine planting
GS1 Greenscreen, Wall Mounted Green Screen
6. Sconce lighting
LF1 ANP, ORB220, Wall Mounted
LF3 G Light, GL-5453
7. Lighting pole
LF2 ANP, ORB220, Post Mounted



Paint

P1



P2



P3



P4



Stone

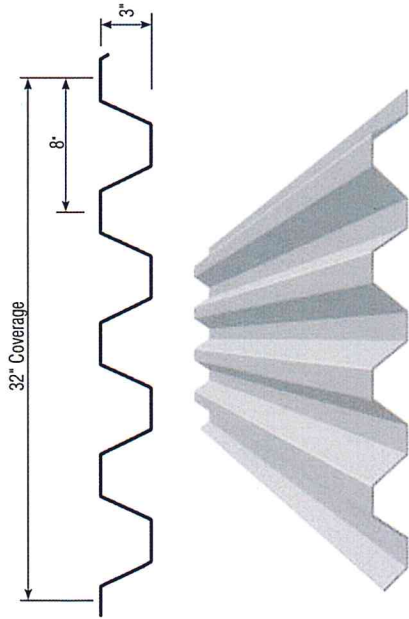
ST1



Material & Color Legend

- 1. Stone veneer
ST1 El Dorado Stone, Ledgestone, Silver gate
- 2. Stucco finish, painted
P1 SW 6386 Napery
P3 SW 6129 Restrained Gold
P4 SW 7047 Porpoise
- 3. Metal fascia, painted
P4 SW 7047 Porpoise
- 4. Horizontal ribbed metal panel, painted
Metal Sales, T23 Panel, 3" Ribbed Metal Panel
P1 SW 6386 Napery
P2 SW 6127 Ivorie
- 5. Green screen with vine planting
GS1 Greenscreen, Wall Mounted Green Screen
- 6. Sconce lighting
LF1 ANP, ORB220, Wall Mounted
LF3 G Light, GL-5453
- 7. Lighting pole
LF2 ANP, ORB220, Post Mounted

Ribbed Metal Panel



Green Screen

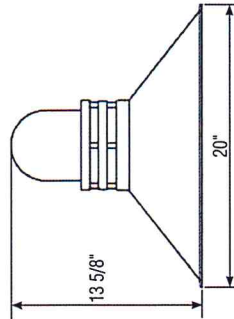


GS1

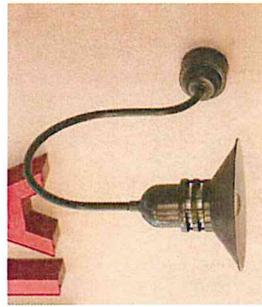
Material & Color Legend

1. Stone veneer
ST1 El Dorado Stone, Ledgestone, Silver gate
2. Stucco finish, painted
P1 SW 6386 Napery
P3 SW 6129 Restrained Gold
P4 SW 7047 Porpoise
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LF2 ANP, ORB220, Post Mounted

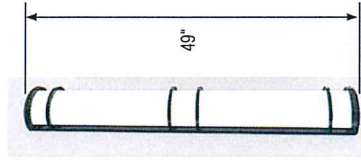
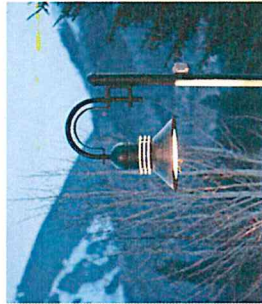
Light Fixture



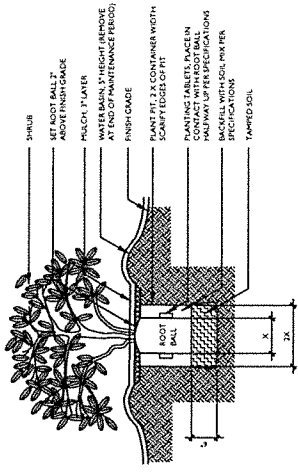
LF1



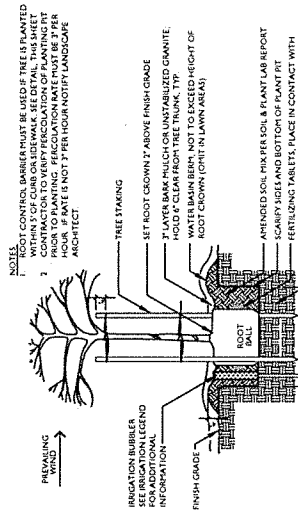
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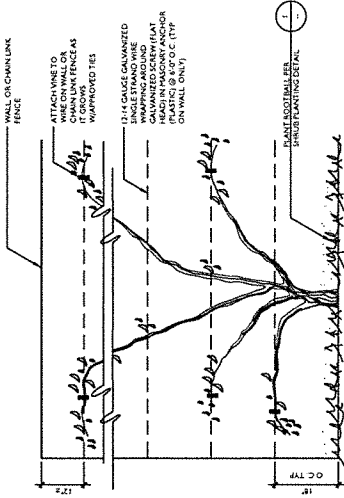
LF3



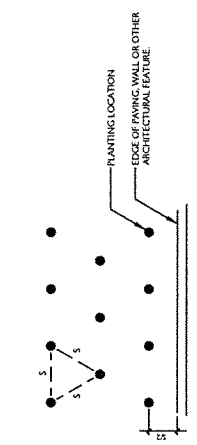
1 TREE PLANTING DETAIL
SCALE: 3/8" = 1'-0"



2 SHRUB PLANTING
SCALE: 3/8" = 1'-0"



3 LINEAR ROOT BARRIER
SCALE: 1" = 10'-0"

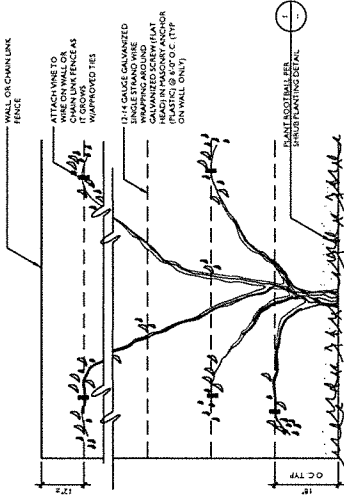


4 TREE PLANTING DETAIL
SCALE: 3/8" = 1'-0"

Plant Quantity Chart

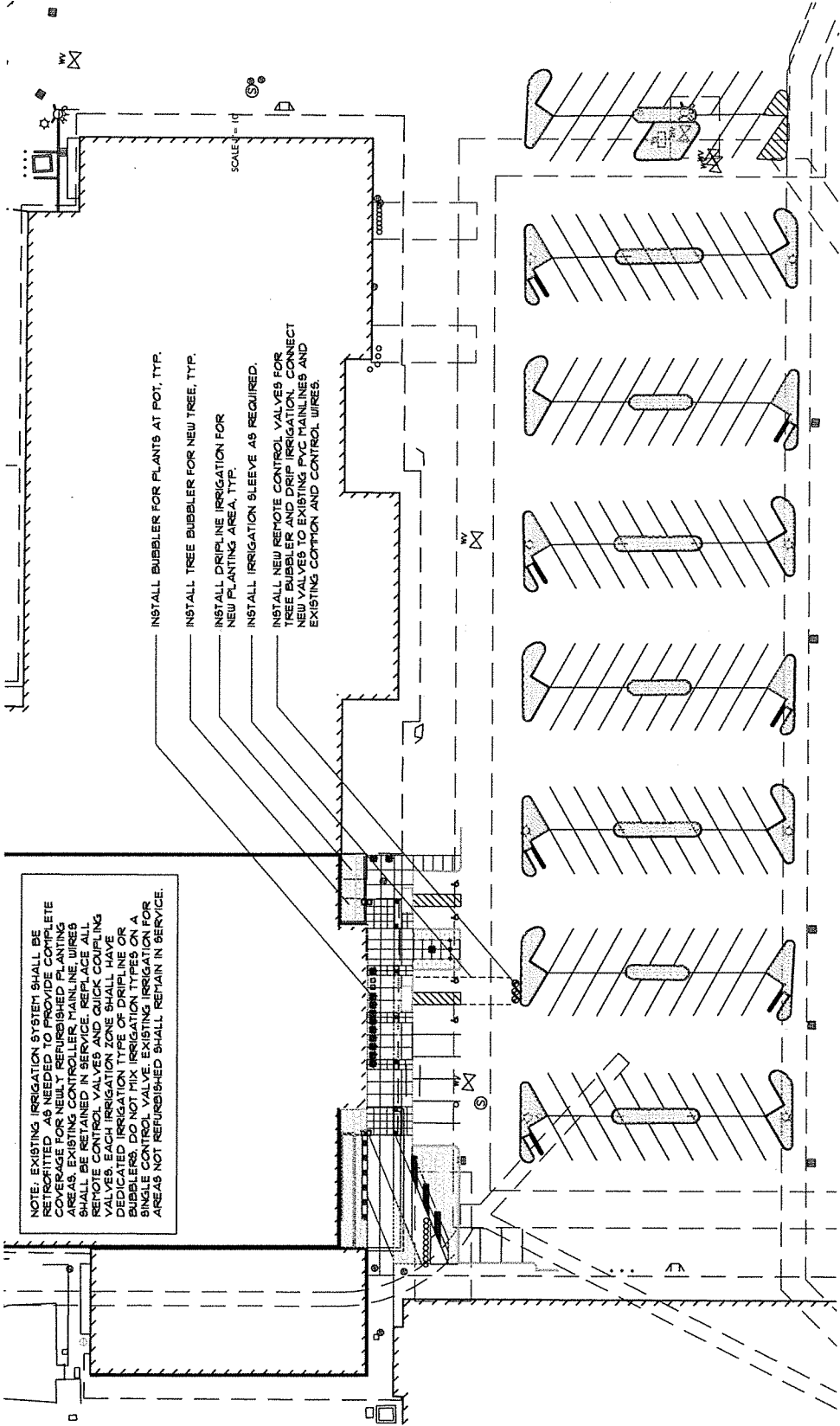
Spacing	# of Plants/ST.
8' O.C.	1.25
12' O.C.	0.75
15' O.C.	0.67
18' O.C.	0.56
24' O.C.	0.42
30' O.C.	0.33
36' O.C.	0.28
48' O.C.	0.21

NOTES:
A. S = PLANT SPACING DISTANCE ON CENTER. SEE CHART.
B. FOR USE AS A GUIDE FOR SHRUBS AND TREES. PLANTING SPACING MUST BE SPACED EQUIDISTANT FROM EACH OTHER.



5 VINE PLANTING
SCALE: 1/4" = 1'-0"

3 PLANT SPACING
SCALE: 1" = 10'-0"



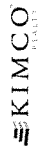
NOTE: EXISTING IRRIGATION SYSTEM SHALL BE RE-ROUTED AS NEEDED TO PROVIDE COMPLETE COVERAGE TO ALL UNREFURISHED PLANTING AREAS. EXISTING REMOTE CONTROL VALVES SHALL BE RETAINED IN SERVICE. REPLACE ALL REMOTE CONTROL VALVES AND QUICK COUPLING VALVES. EACH IRRIGATION ZONE SHALL HAVE A DEDICATED IRRIGATION TYPE OF DRIFLINE OR BUBBLERS. DO NOT MIX IRRIGATION TYPES ON A SINGLE CONTROL VALVE. EXISTING IRRIGATION FOR AREAS NOT REFRUBISHED SHALL REMAIN IN SERVICE.

- INSTALL BUBBLER FOR PLANTS AT POT, TYP.
- INSTALL TREE BUBBLER FOR NEW TREE, TYP.
- INSTALL DRIFLINE IRRIGATION FOR NEW PLANTING AREA, TYP.
- INSTALL IRRIGATION SLEEVE AS REQUIRED.
- INSTALL NEW REMOTE CONTROL VALVES FOR TREE BUBBLER AND DRIP IRRIGATION. CONNECT NEW VALVES TO EXISTING PVC MAINLINES AND EXISTING CONTROL AND CONTROL WIRES.

SCALE 1" = 20'

SCALE 1" = 20'

Rite Aid at Fairmont Center Pacifica, California

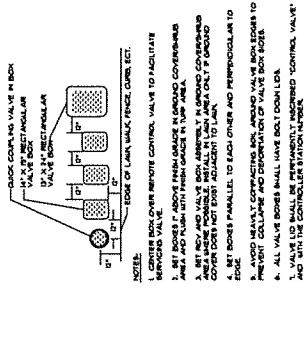


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02.13.2017

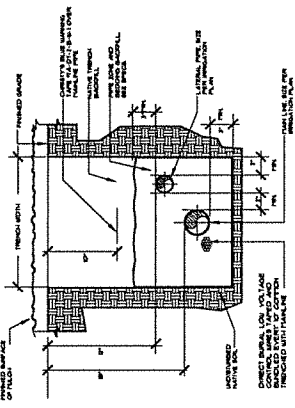


SGPA ARCHITECTURE AND PLANNING
 2000 S. Elgin Street, Suite 100, San Francisco, CA 94110
 (415) 774-1000

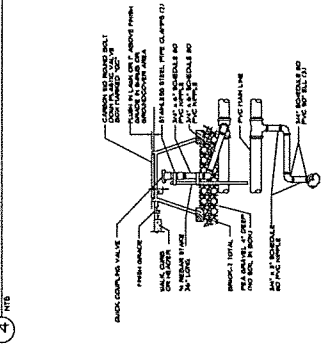


① VALVE BOX INSTALLATION
NPS

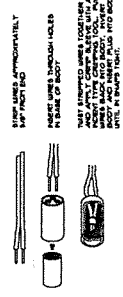
- NOTES:
1. CENTER BOX OVER REMOTE CONTROL VALVE TO FACILITATE VALVE OPERATION.
 2. SET BOXES 1'-0\"/>



④ IRRIGATION TRENCHING
NPS

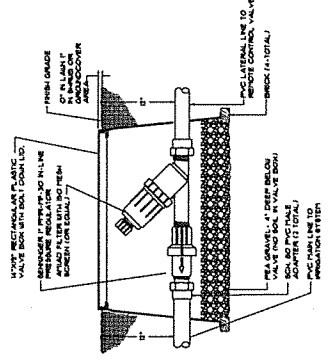


⑦ 3/4\"/>

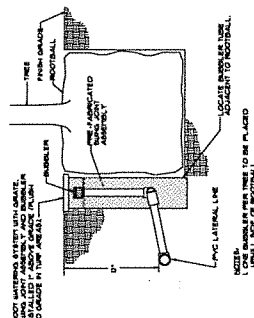


- NOTES:
1. USE CONNECTOR MANUFACTURED BY ARL, INC. AND ARL CONNECTOR SHALL ACCEPT THESE WIRE OR CABLE TYPES.
 2. USE CONNECTOR MANUFACTURED BY ARL, INC. AND ARL CONNECTOR SHALL ACCEPT THESE WIRE OR CABLE TYPES.
 3. MANUFACTURED BY ARL, INC. AND ARL CONNECTOR SHALL ACCEPT THESE WIRE OR CABLE TYPES.

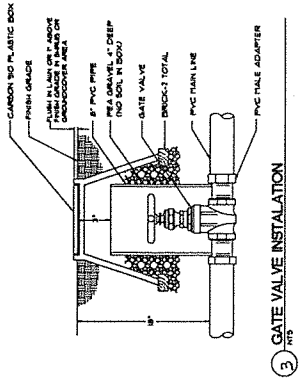
② WIRE CONNECTION
NPS



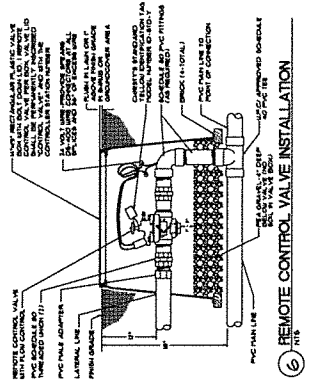
⑤ DRIP REMOTE CONTROL VALVE ASSEMBLY
NPS



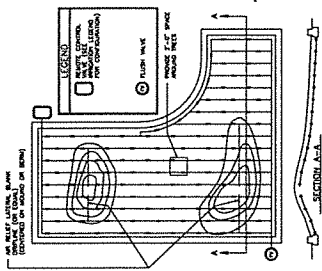
⑧ TREE BUBBLER INSTALLATION
NPS



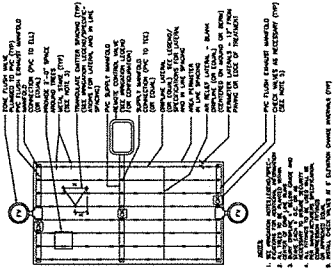
③ GATE VALVE INSTALLATION
NPS



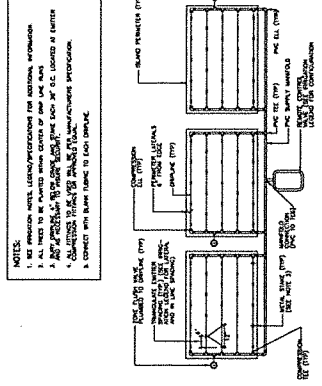
⑥ REMOTE CONTROL VALVE INSTALLATION
NPS



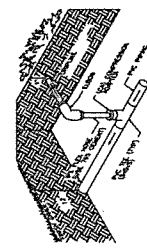
11 TYPICAL DRIP LAYOUT ON MOUNDS
NTS



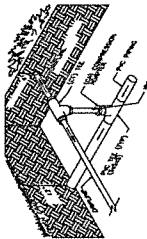
12 TYPICAL CENTER FEED DRIP SYSTEM LAYOUT
NTS



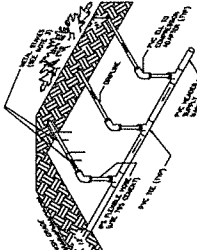
13 MANIFOLD FOR MULTIPLE PLANTERS
NTS



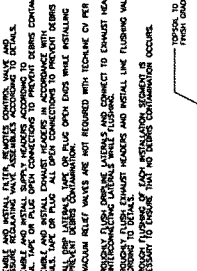
14 DRIFLINE TO PVC INSTALLATION
NTS



15 DRIFLINE TO PVC INSTALLATION
NTS



16 DRIFLINE TO PVC HEADER INSTALLATION
NTS



17 DRIFLINE INSTALLATION NOTES AND PROFILE
NTS

18 TYPICAL ISLAND MANIFOLD
NTS

19 FLUSH VALVE INSTALLATION
NTS

20 TYPICAL ISLAND MANIFOLD
NTS

21 FLUSH VALVE INSTALLATION
NTS