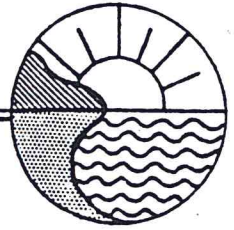


# AGENDA



## Planning Commission – City of Pacifica

DATE: January 6, 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: December 16, 2013  
Designation of Liaison to City Council Meeting

### CONSENT ITEMS:

None

### PUBLIC HEARINGS:

1. CDP-341-14 COASTAL DEVELOPMENT PERMIT, CDP-341-14, filed by the applicant/agent, Daniel Ewald, on behalf of the owners, David and Catherine Dwares, to construct a new 3-story single-family residence of approximately 2,600 square feet on a vacant lot at 1375 Livingston Avenue (APN 023-017-090). Recommended CEQA status: Exempt Proposed Action: Approved as conditioned.

### OTHER AGENDA ITEMS:

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

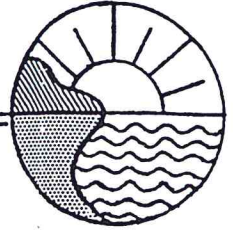
Anyone aggrieved by the action of the Planning Commission has 10 calendar days to appeal the decision in writing to the City Council. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered 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.**

# STAFF REPORT

PLANNING COMMISSION-CITY OF PACIFICA



**DATE:** January 6, 2014

**ITEM:** 1

## PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of Public Hearing was published in the Pacifica Tribune on December 24, 2013. 81 surrounding property owners and residents were notified by mail.

**FILE:** CDP-341-14

**APPLICANT:** Daniel Ewald; 1175 Folsom Street; San Francisco, CA 94103

**OWNERS:** David and Catherine Dwares; 246 Sterling Avenue; Pacifica, CA 94044

**LOCATION:** 1375 Livingston Avenue (APN 023-017-090)

**PROJECT DESCRIPTION:** New single family residence

General Plan: Low Density Residential

Zoning: R-1 (Single-Family Residential)/CZ (Coastal Zone)/Appeals Area

**CEQA STATUS:** Exempt Section 15303(a)

**ADDITIONAL REQUIRED APPROVALS:** None. The project is appealable to the City Council and Coastal Commission.

**RECOMMENDED ACTION:** Approve as conditioned

**PREPARED BY:** Christina Horrisberger, Assistant Planner

**R-1 ZONING STANDARDS CONFORMANCE:**

<u>Standards</u>	<u>Required</u>	<u>Project</u>
Lot Size	5,000 square feet	5,000 square feet
Coverage	40% max.	34.6%
Height	35' max.	34'
FAR (Floor Area Ratio)	2,800 square feet max.	2,606 square feet
Landscaping	20% min.	48.9%
Impervious Surface Area	1 LID measure @ $\geq 2,500$ square feet	2,154 square feet
Building Setbacks		
-Front yard	15'	>35'
-Garage	20'	20'
-sides	5'	5'
-Rear	20'	20'
Projection (Deck) Setbacks		
-front	9'	>20'
-side	4'	>5'
Parking	2 car garage 18' wide by 19' deep	2 car garage 18'8" wide by 20' deep

**PROJECT SUMMARY**

**A. STAFF NOTES:**

**1. Background:** The subject property is a vacant lot, surrounded by properties developed with single-family homes. The lot is sloped downward from the street to the rear lot line and from south to north. There are no heritage trees on the property. Approval for construction of a 4,000 square foot single family residence was previously granted by the Commission, but the permit expired and no construction was performed.

**2. Project Description:** The applicant is proposing construction of a three story dwelling with approximately 2,600 square feet of living area and 428 square feet of garage space. The first level would include a crawl space, laundry area, gym, guest suite/family room, and internal stairway leading to the second level of the residence. Lower level exterior features would include outdoor storage closets, a wood deck with a hot tub and shower, a small garden, a patio with a fire pit, and stairs leading down into the main portion of the rear yard. The second floor would include a garage, the main living area (living/dining/kitchen), a half bathroom, a glassed atrium, and stairs leading to the third floor. Second floor exterior features include a wood deck adjacent to the dining room and a wood balcony wrapping around the northeast corner of the living room. The third level would include three bedrooms (one is labeled as an office on the plans), two full bathrooms and a closet. The master bedroom would provide access to a wood deck surrounding the northwest corner of the home. The yards and garage roof would be landscaped with drought-tolerant and native plants, and a high-efficiency irrigation system using rainwater harvested on-site would be installed in yards. The front yard would also include a walkway, driveway and permeable patio with wood railing.

**3. General Plan, Zoning, and Surrounding Land Use:** The General Plan designation for the subject site is Low Density Residential and the same designation applies to all the surrounding properties. The project site and surrounding lots have a zoning classification of R-1/CZ. The properties in the area have been developed with multi-story single-family residences.

**4. Municipal Code:** Section 9-4.4303 (a) of the Zoning Code requires new development within the appeals area of the Coastal Zone to obtain approval of a Coastal Development Permit. The subject site is west of Highway 1 and within the appeal area; thus approval of a Coastal Development Permit is necessary.

**5. CEQA Recommendation:** Construction of a single-family residence is categorically exempt from environmental review pursuant to CEQA Section 15303 (a):

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

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

1. The proposed development is in conformity with the City's certified Local Coastal Program.
2. Where the Coastal Development Permit is issued for a development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act.

**7. Staff Analysis:**

*Coastal Development Permit:* The City of Pacifica's Local Coastal Program indicates that infill residential development should be located in close proximity to existing development (Coastal Act Policy #23), it should be designed and scaled for compatibility with surrounding uses (Coastal Act Policy #24), and it should assure geologic stability and provide replacement plantings as needed (Coastal Act Policy #26a). The subject site is located between three similarly developed properties, in a neighborhood with single-family homes as the predominant land use. The roof of the residence will be lower than the roof of the upslope residence and higher than the down slope residence. The project design would break up the bulk and mass of the building in a way that is complimentary with the more attractive homes in the neighborhood, and is of comparable size and height to other homes in the neighborhood. Additionally, the applicant submitted a preliminary geotechnical study indicating the property is suitable for the proposed development. Replacements plantings are not needed, however, the project would exceed the landscaping requirements. Staff believes that the proposal meets the overall intent of the Local Coastal Program, as many of the nearby lots have been developed, some with similarly sized residences, and the proposed design is compatible with the site and neighborhood, which will be discussed further in the following section of this report.

Another concern of the Local Coastal Program is the preservation of coastal views. In this case, the views are to the north/northeast towards Pacifica State Beach. No public view areas will be affected by the project. Additionally, the proposed dwelling would not obstruct the views of upslope neighbors. The public recreation policies of Chapter 3 of the Coastal Act are not applicable in this case.

*Design* – The Local Coastal Program (page C-106) requires new development that is within the appeals area and requires discretionary review to also undergo design review. Design review is necessary to assure attractive, appropriate development that includes consideration of architectural style, scale, site use, materials and landscaping. The Pedro Point neighborhood lacks a unifying theme; however, common elements are maximization of views through the use of large windows and decks, and distinctive designs in terms of style, color and use of materials. In this case, the contemporary style is compatible with the neighborhood and there are several design elements that add visual interest to the proposed building. Exterior materials include wood, stone and metal to provide an array of naturalistic colors and textures, and visually break up massing. Decks and large windows around the northern corners of the home also serve to break up massing. Use of landscaping softens the appearance of any hard lines and the vegetated garage roof and vertical plantings visually integrate the home with the lot and connect upper and lower portions of the front yard. Also, the main portion of the building is set back further than the garage to minimize impacts on upslope views, and the rear decks, patio and plantings are situated to maximize privacy for the residents and the neighbors. The proposed residence is consistent with the City's Design Guidelines.

*Green Building:* The applicant is required to meet all applicable green building standards at time of building permit application. In addition to required measures, the applicant has incorporated several sustainable elements into the building design. Some examples are bay-friendly landscaping, rainwater harvesting, efficient heating, energy and plumbing systems, and a green roof over the garage.

**8. Summary:** In staff's opinion, as conditioned, the project satisfies all the Zoning Code and LCP standards and is consistent with the Design Guidelines. The R-1 zoning allows the proposed use of a single-family dwelling on this vacant lot. Thus, staff recommends approval of the project subject to the conditions in Exhibit A of the attached Resolution.

### **COMMISSION ACTION**

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

Move that the Planning Commission find that the project is exempt from CEQA; APPROVE Coastal Development Permit, CDP-341-14 by ADOPTING the attached resolution for the proposed single-family dwelling at 1375 Livingston Avenue, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference.

#### Attachments:

- a. Land Use and Zoning Exhibit
- b. Resolution for Coastal Development Permit

Planning Commission Staff Report  
1375 Livingston Avenue  
January 6, 2014  
Page 5

- c. Exhibit A for Resolution – Conditions of Approval
- d. Photos
- e. Renderings
- f. Plans

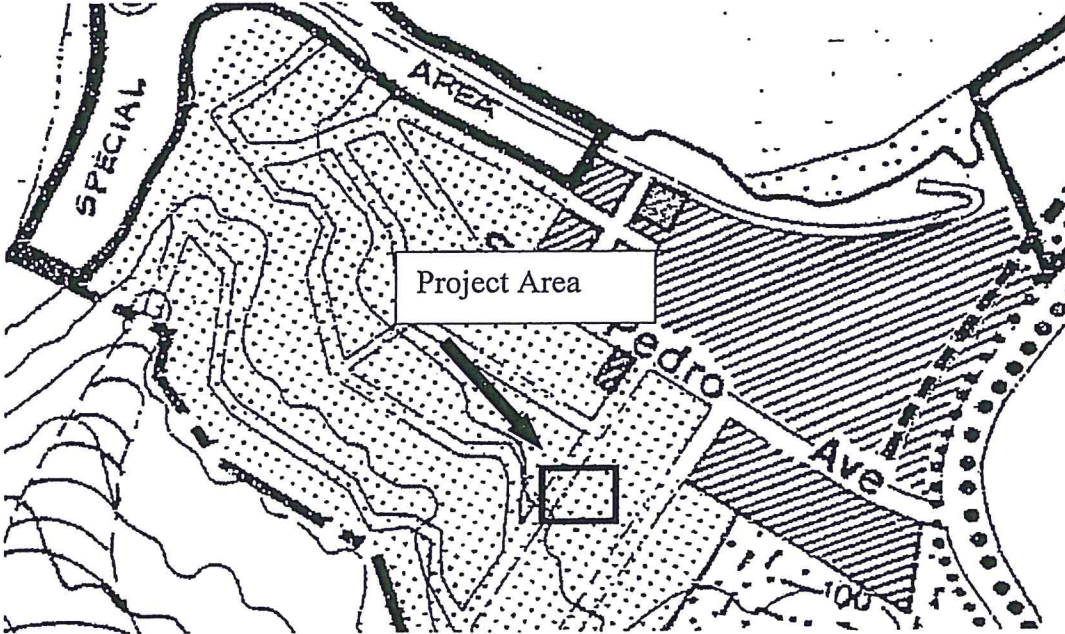
Zoning & Land Use Exhibit  
City of Pacifica  
Planning & Economic development Department



General Plan Diagram

Neighborhood: Pedro Point

Land Use Designation: Low Density Residential



Zoning Map Diagram

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



North ↑  
Scale: N.T.S.

# RESOLUTION NO. 891

## A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING COASTAL DEVELOPMENT PERMIT (CDP-341-14) SUBJECT TO CONDITIONS AT 1375 LIVINGSTON AVE.

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Initiated by: Daniel Ewald, Applicant

**WHEREAS**, an application has been submitted to construct a three story single-family dwelling of 2,606 square feet with an attached garage of 428 square feet (project) at 1375 Livingston Avenue; and

**WHEREAS**, the Planning Commission has determined the project is exempt from the California Environmental Quality Act Class 3 per Section 15303 (a); and

**WHEREAS**, the project requires approval of a Coastal Development Permit; and

**WHEREAS**, the project is in conformity with the City's certified Local Coastal Program in that the proposed single-family dwelling is a permitted use at this particular location and it is infill residential development; and

**WHEREAS**, the project is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act in that the project is maintaining coastal access; and

**WHEREAS**, the project is not between the nearest public road and the shoreline; and

**WHEREAS**, the project is compatible with adjacent properties in the Pedro Point neighborhood in terms of single-family residential land use and use of a project design that incorporates a variety of materials, architectural features and landscape design elements to break up building massing, provide visual interest and create an aesthetically pleasing structure; and

**WHEREAS**, the proposed site is physically suitable for the type and density of development; the project will cause no substantial environmental damage; and no public health problems will result from development of the subject parcel; and

**WHEREAS**, the proposed development will not be detrimental to the present or potential surrounding residential land uses in that all the development standards are satisfied, including parking provided onsite; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Pacifica does hereby approve the Coastal Development Permit, CDP-341-14 subject to conditions of approval attached in Exhibit A.

ATTACHMENT   b



\* \* \* \* \*

Passed and adopted at a regular meeting of the Planning Commission of the City  
of Pacifica, California, held on the 6th day of January 2014.

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AYES, Commissioners:

NOES, Commissioners:

ABSENT, Commissioners:

ABSTAIN, Commissioners:

\_\_\_\_\_  
Charles Evans, Chair

ATTEST:

\_\_\_\_\_  
George White, Planning Director

APPROVED AS TO FORM:

\_\_\_\_\_  
Michelle Kenyon, City Attorney

## Exhibit A

### Conditions of Approval for 1375 Livingston Avenue Planning Commission Meeting January 6, 2014

#### Planning Department

1. Development shall be substantially in accord with the plans entitled "1375 Livingston Avenue," consisting of seven (7) sheets, dated November 4, 2013 except as modified by the following conditions.
2. Prior to the issuance of a building permit, the applicant shall submit information on exterior finishes, including colors and materials, subject to approval of the Planning Director.
3. The applicant shall submit a final landscape plan for approval by the Planning Director prior to the issuance of a building permit. The landscape plan shall show each type, size, and location of plant materials. Landscaping materials included on the plan shall be coastal compatible, drought tolerant and shall be predominantly native. All landscaping shall be completed consistent with the final landscape plans prior to occupancy. In addition, the landscaping shall be maintained and shall be designed to incorporate efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides, and pesticides. Landscaping on the site shall be adequately maintained and replaced when necessary as determined by the Planning Director.
4. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within the proposed enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Recology of the Coast. Trash enclosure and dumpster areas shall be covered and protected from roof and surface drainage. If water cannot be diverted from these areas, self-contained drainage systems that drain to sand filters shall be installed. The property owner/homeowner's association shall inspect and clean the filters as needed. Applicant shall provide construction details for the enclosure for review and approval by the Planning Director, prior to building permit issuance.
5. 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.
6. 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.
7. All vents, gutters, downspouts, flashing, and conduits shall be painted to match the colors of adjacent building surfaces. In addition, any mechanical or other equipment such as HVAC

attached to or protruding from the building shall be appropriately housed and/or screened to the Planning Director's satisfaction.

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. As a condition of the Coastal Development Permit, CDP-340-13, 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.
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.

**Engineering Division of Public Works**

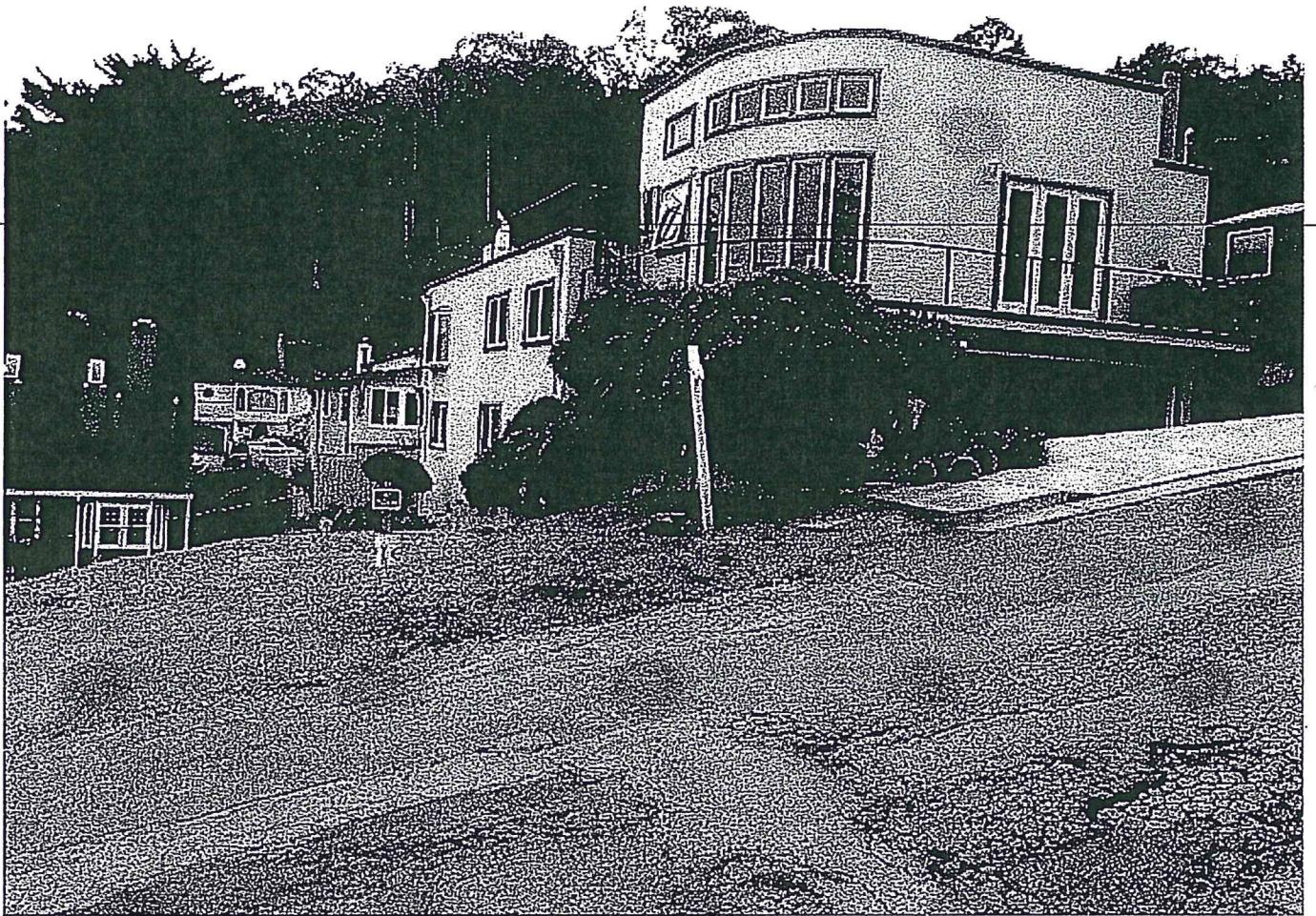
13. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
14. Applicant shall overlay existing asphalt with minimum 2 inch AC to street centerline across entire property frontage.
15. All recorded survey points, monuments, railroad spikes, pins, cross cuts on top of sidewalks and tags on top of culvert headwalls or end walls whether within private property or public right-of-way shall be protected and preserved. If survey point/s are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to completion of the building permit.
16. No debris box or equipment shed is allowed in the street or sidewalk.
17. Add a note on the Site Plan that says, "Existing curb, sidewalk or street adjacent to property frontage that is damaged or displaced shall be repaired or replaced even if damage or displacement occurred prior to any work performed for this project."
18. Add a note on the Site Plan that says, "Any damage to improvements within the city right-of-way or to any private property, whether adjacent to subject property or not, that is determined by the City Engineer to have resulted from construction activities related to this project shall be repaired or replaced as directed by the City Engineer."
19. An Encroachment Permit must be obtained for all work within the City right-of-way. All proposed improvements within the City right-of-way shall be constructed per City Standards.
20. All new utilities shall be installed underground from the nearest main or joint pole. Note on plans.

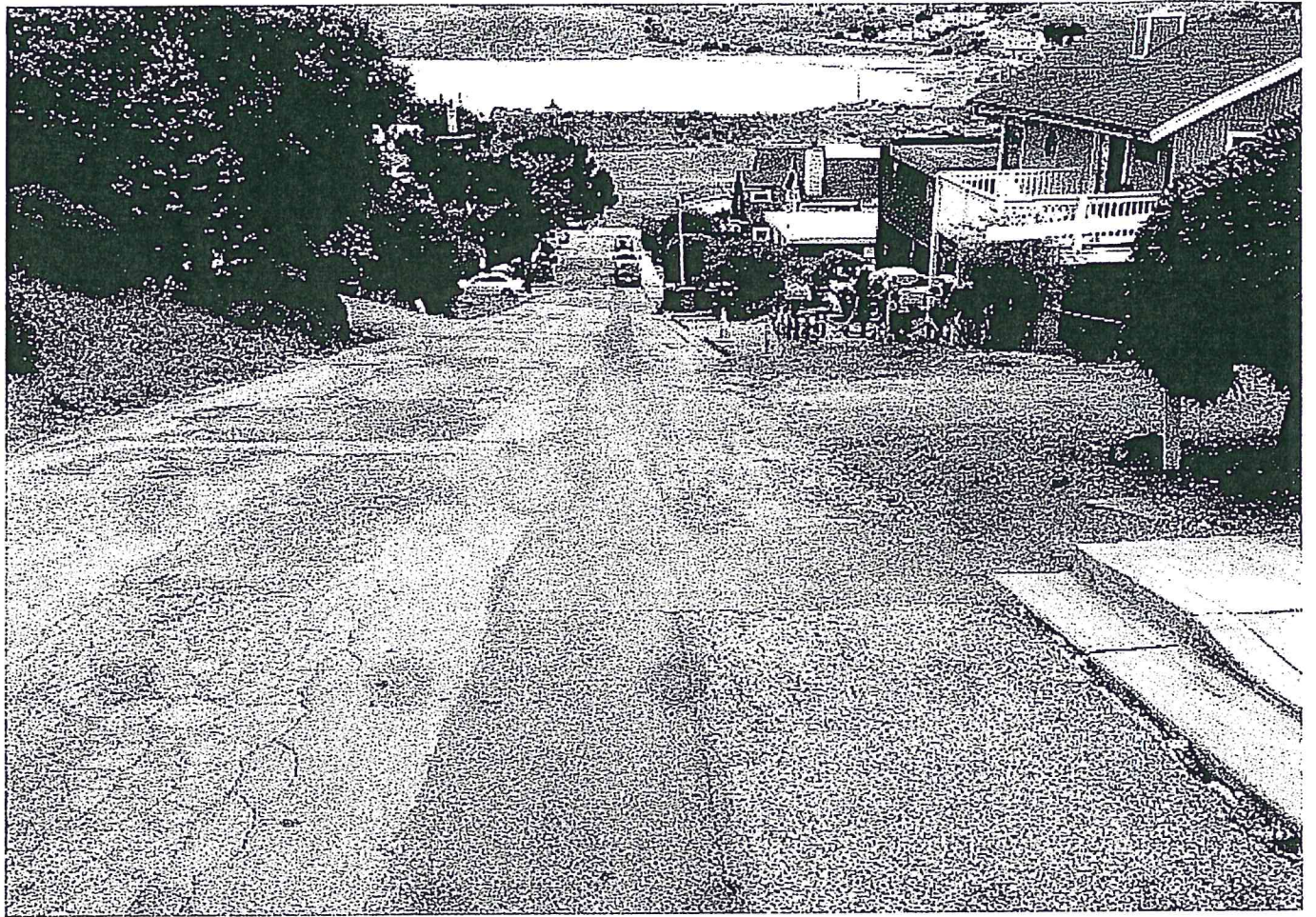
**Wastewater Division**

21. Prior to issuance of a building permit, submit information on the location and size of the sewer lateral and appurtenances, and show compliance with City of Pacifica standards and specifications.



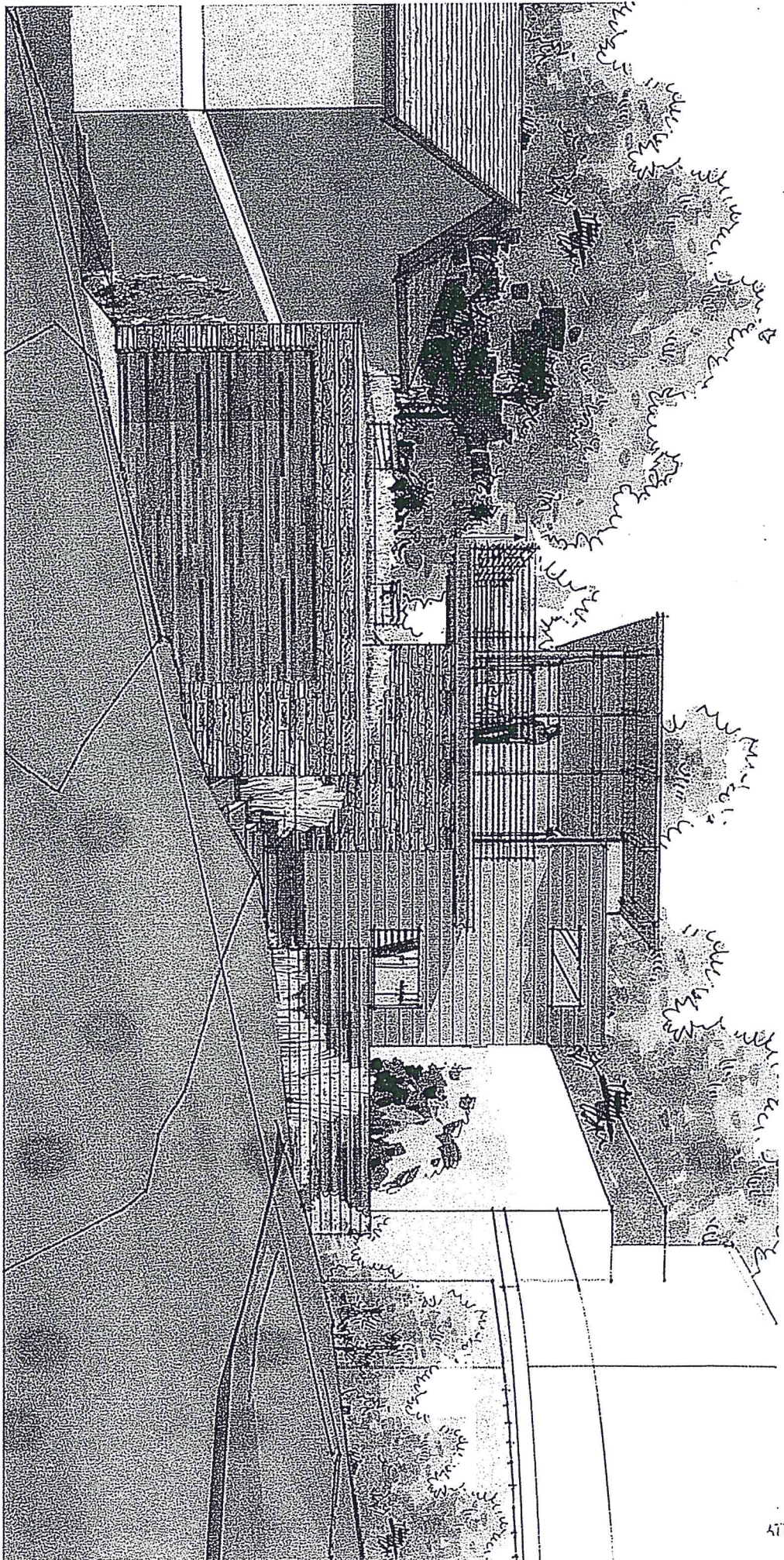
SUBJECT PROPERTY - 1375 WINNISTON AVE.





1375 LIVINGSTON AVE.

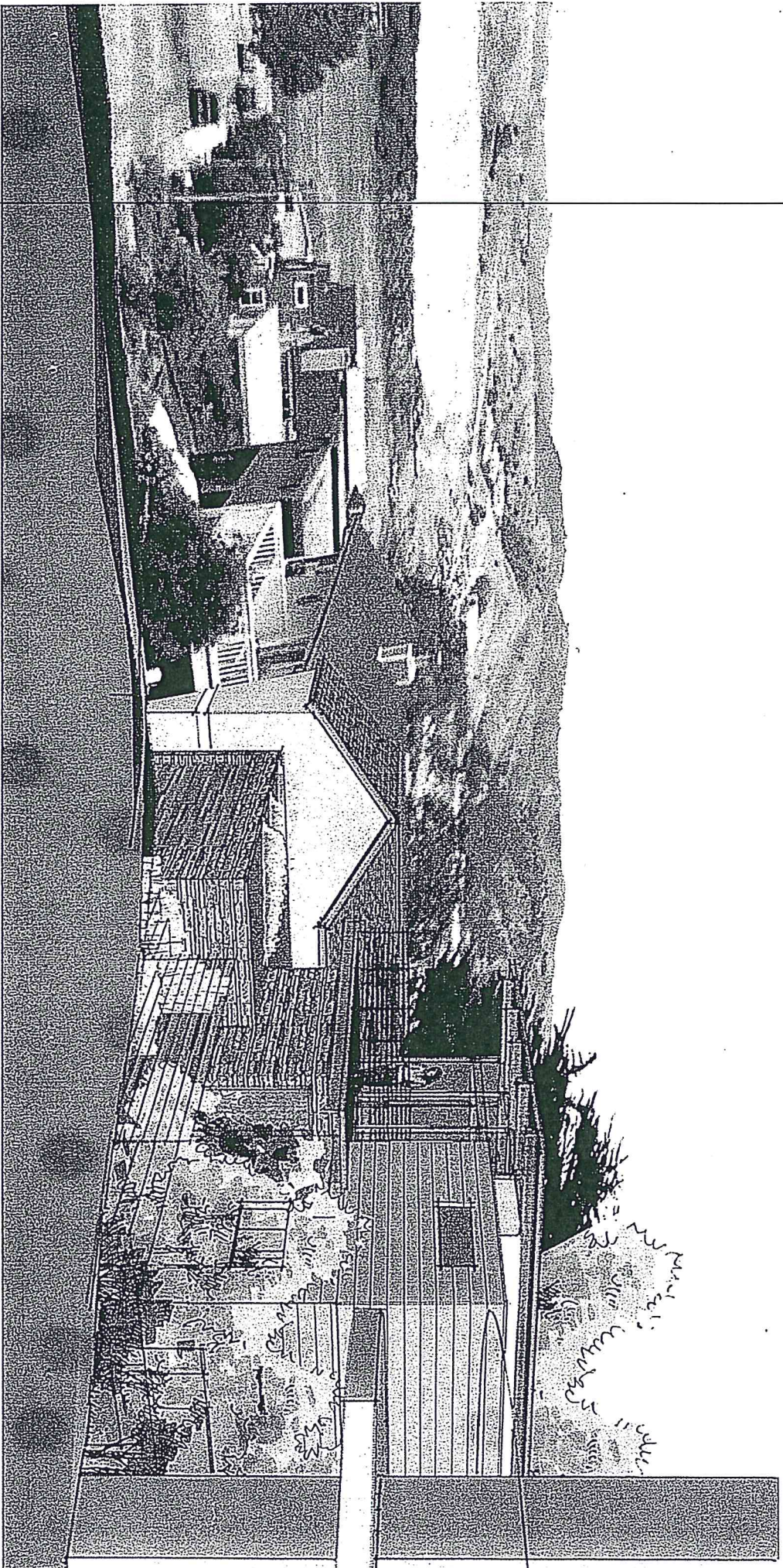
STREET VIEW TO SOUTH EAST



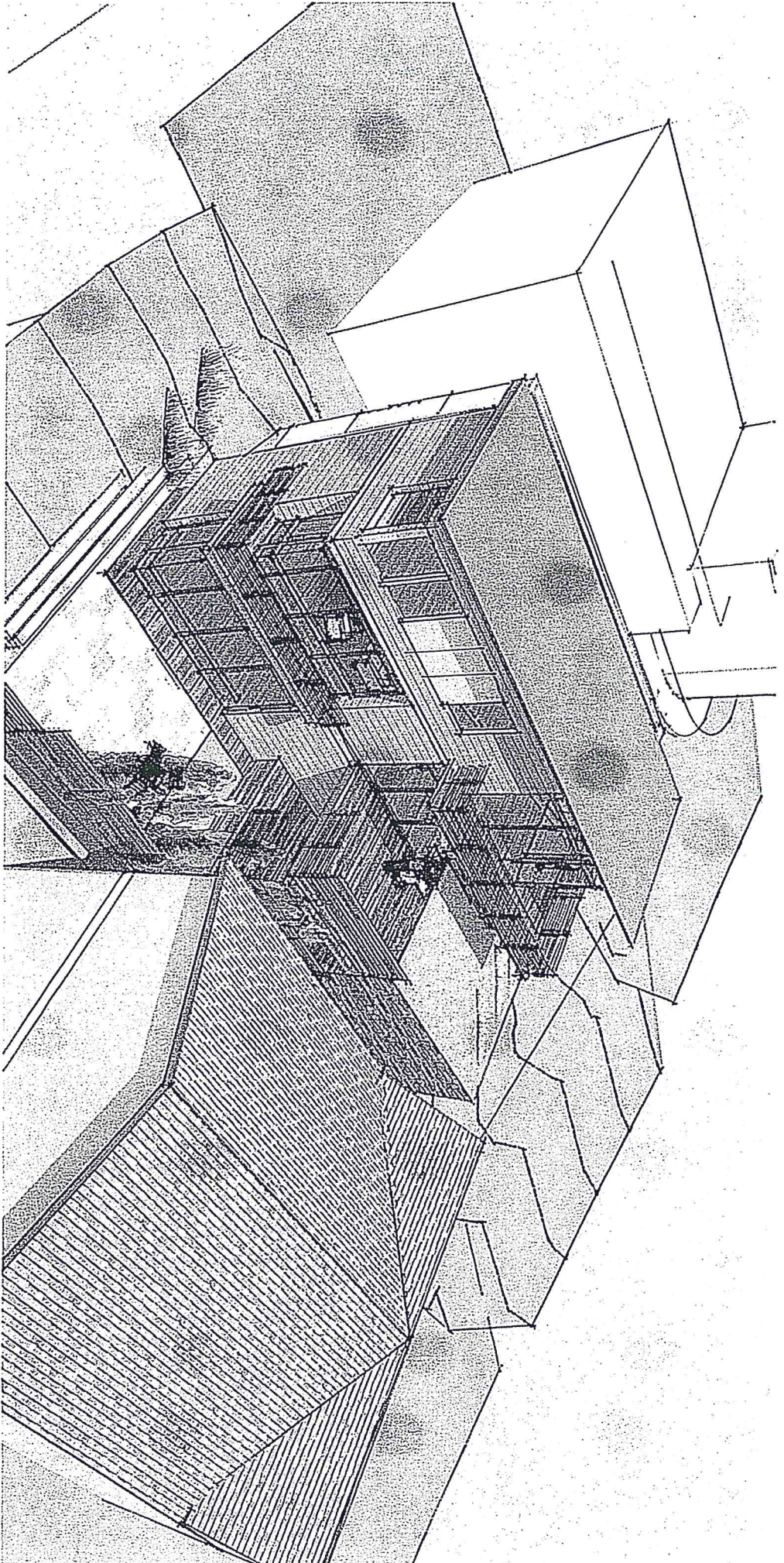


1375 WILKING STON AVE.

STREET VIEW TO EAST

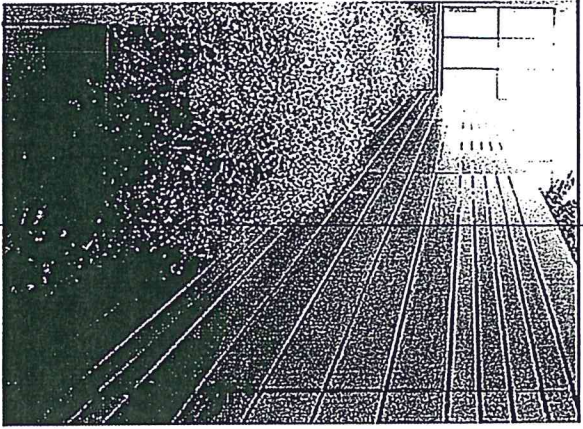


1375 WINNISTON AVE.



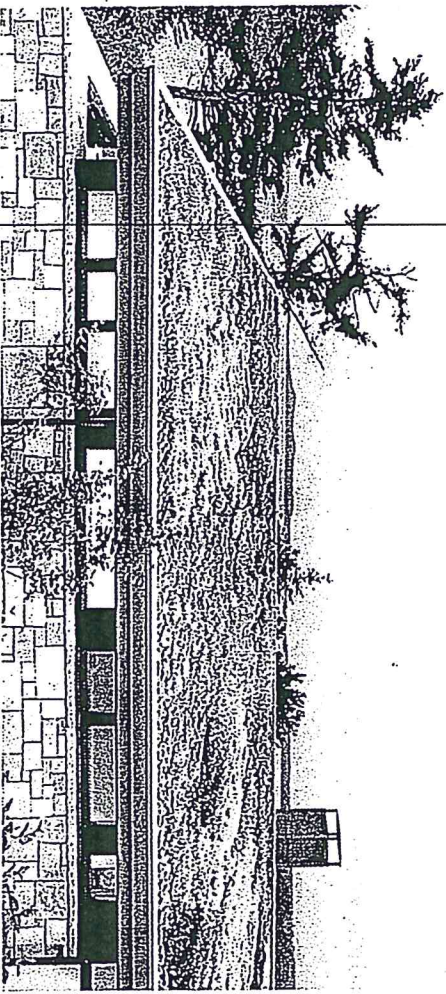
AERIAL VIEW TO WEST

1375 LIVINGSTON AVE.  
MATERIAL BOARD

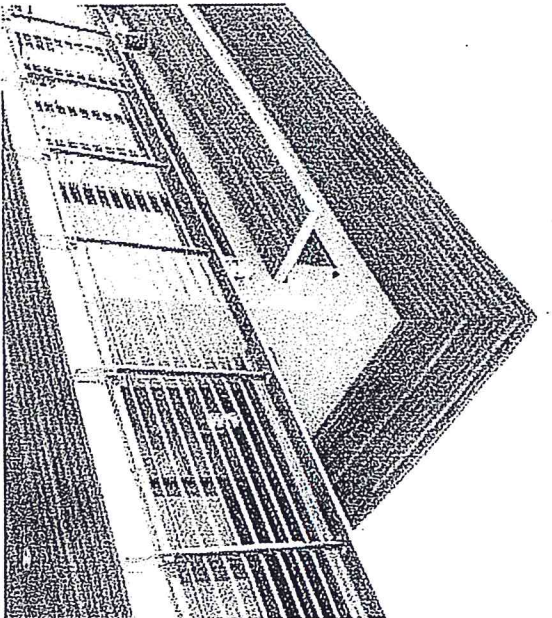


WOOD FENCE,  
SCREENS

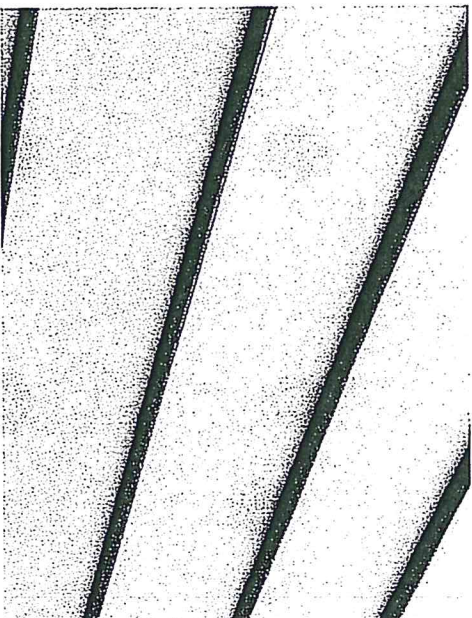
LIVING ROOF



WOOD SOFFITS,  
BEAMS, STUCCO,  
STEEL RAILING



HORIZONTAL SIDING



STONE VENEER

