



Scenic Pacifica
Incorporated Nov. 22, 1957

ZONING ADMINISTRATOR Agenda

DATE: July 13, 2016
LOCATION: Parks, Beaches and Recreation Conference Room, 1810 Francisco Boulevard
TIME: 6:00 PM

ADMINISTRATIVE BUSINESS:

1. **Approval of Minutes** May 27, 2015; July 22, 2015
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:

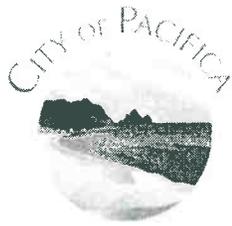
3. **A-1-16** **ADMINISTRATIVE PERMIT A-1-16**, filed by Darryl Barrow, general manager of the Westborough Water District, to amend Specific Plan SP-122-01 approved by the Planning Commission on April 2, 2001, to allow construction of a 480 square foot (sq. ft.) single-story addition to an existing 2,740 sq. ft. single-story maintenance building at 171 Sharp Park Road, Pacifica (APN 009-320-230). 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.



ZONING ADMINISTRATOR Minutes

Scenic Pacifica

Incorporated Nov. 22, 1957

DATE: May 27, 2015
LOCATION: Parks, Beaches and Recreation Conference Room, 1810 Francisco Boulevard
TIME: 6:00 PM

Zoning Administrator Tina Wehrmeister called the meeting to order at 6:05 PM.

PUBLIC HEARINGS:

1. **UP-42-15** **USE PERMIT UP-42-15**, filed by Sareena Loomis for Almathan Partners LLC, to establish an outdoor seating area in conjunction with La Playa Restaurant at 5460 Coast Highway, Pedro Point Shopping Center, Pacifica (APN 023-072-050). Recommended California Environmental Quality Act (CEQA) status: Categorical Exemption.

Proposed Action: Adopt resolution approving the project as conditioned.

- Associate Planner Christian Murdock presented the staff report.
- Zoning Administrator Wehrmeister opened the public hearing. One speaker commented:
 - Sareena Loomis, applicant, indicated her agreement with the conditions of approval.
- Zoning Administrator Wehrmeister closed the public hearing.
- Zoning Administrator Wehrmeister approved the project with conditions after making the necessary findings and determined the project was exempt from CEQA.

ADJOURNMENT

Zoning Administrator Wehrmeister adjourned the meeting at 6:08 PM.



Scenic Pacifica
Incorporated Nov. 22, 1957

ZONING ADMINISTRATOR Minutes

DATE: July 22, 2015
LOCATION: Parks, Beaches and Recreation Conference Room, 1810 Francisco Boulevard
TIME: 6:00 PM

Zoning Administrator Tina Wehrmeister called the meeting to order at 6:04 PM.

PUBLIC HEARINGS:

- UP-44-15** **USE PERMIT UP-44-15**, filed by Chris Hall of Eaton-Hall Architects, to establish an outdoor seating area in conjunction with a Starbucks café at 549 Oceana Boulevard, Pacifica (APN 009-164-210). Recommended California Environmental Quality Act (CEQA) status: Categorical Exemption.

Proposed Action: Adopt resolution approving the project as conditioned.

- Associate Planner Christian Murdock presented the staff report.
- Zoning Administrator Wehrmeister opened the public hearing. Three speakers commented:
 - Chris Hall, applicant, indicated he had no objections to the conditions of approval.
 - John Benetti, property owner, indicated he had no objections to the conditions of approval.
 - Amber Reed, Starbucks representative, requested the allowable hours of operation in Condition No. 8 be allowed to begin at 5 AM. Starbucks does not move furniture into the store daily, reducing potential noise impacts. Policing customers attempting to use the outdoor seating area between 5 AM and 6 AM is infeasible for Starbucks. Also commented that Starbucks has umbrellas that do not contain signage.
- Zoning Administrator Wehrmeister closed the public hearing.
- Staff did not object to the change to Condition No. 8, citing the Planning Director's ability to modify the hours in the event of neighborhood impacts.
- Zoning Administrator Wehrmeister approved the project with conditions, including an amendment to Condition No. 8 to allow hours of operation from 5 AM to 10 PM, after making the necessary findings and determined the project was exempt from CEQA.

ADJOURNMENT

Zoning Administrator Wehrmeister adjourned the meeting at 6:13 PM.



Scenic Pacifica
Incorporated Nov. 22, 1957

ZONING ADMINISTRATOR Staff Report

DATE: July 13, 2016

FILE: A-1-16

ITEM: 3

PUBLIC NOTICE: Notice of Public Hearing was published in the Pacifica Tribune on June 29, 2016, and mailed to 82 surrounding property owners and occupants.

APPLICANT Westborough Water District
AND 2263 Westborough Blvd.
OWNER: South San Francisco, CA 94083

PROJECT LOCATION: 171 Sharp Park Road (APN 009-320-230) – Westview-Pacific Highlands

PROJECT DESCRIPTION: Amend Specific Plan SP-122-01 to construct a 480 square feet (sq. ft.) addition to an existing 2,740 sq. ft. Westborough Water District storage building at 171 Sharp Park Road (APN 009-320-230)

SITE DESIGNATIONS: General Plan: Caltrans Right-of-Way
Zoning: P-D (Planned Development)

RECOMMENDED CEQA STATUS: Class 1 Categorical Exemption, Section 15301

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

RECOMMENDED ACTION: Approve as conditioned.

PREPARED BY: Christian Murdock, Associate Planner

PROJECT SUMMARY

1. Project Description:

The Planning Commission approved the subject storage building, which applicant proposes to expand, with conditions on April 2, 2001. The staff report and conditions of approval from that action are included for reference as Attachments D and E, respectively.

Building Expansion

The applicant has proposed to construct a 480 sq. ft. addition to an existing 2,740 sq. ft. storage building. The addition would be 30 feet wide and 16 feet deep, keeping in-line with the existing side walls of the building. It would add to the north end of the building. The addition would maintain the existing building height of 16'-5" tall. The exterior siding and roofing materials of the addition would be the same as the existing. The only noticeable deviation from the current building configuration is the 16 foot reduction to the rear setback resulting from the addition. The new rear setback would be approximately 201 feet, and would not present any concerns from the standpoint of consistency with zoning standards. A discussion of zoning standards conformance is included in Section 2.A, below.

Use

No change in use of the storage building would occur if the addition is approved. Days, hours, and intensity of operations would not change. The building is and would continue to be used to store equipment and materials (including pipes) needed for emergency infrastructure repairs within the Westborough Water District, as indicated in the Written Description of Intended Use submitted during consideration of Specific Plan SP-122-01 (included as Attachment F, for reference). The new floor area would allow the applicant to create an indoor storage area for water district equipment and materials located behind two roll-up doors. Currently, the north end of the building has an open storage bay where stored equipment and materials are subjected to the elements, including severe weather and precipitation. The applicant desires to create a protected storage area to increase the security and longevity of its equipment and materials.

Heritage Trees

It appears the project would occur within the drip line of heritage trees located to the west of the building. The original approval for the storage building - Specific Plan SP-122-01, approved by the Planning Commission on April 2, 2001 – considered impacts to adjacent heritage trees. In its approval, the Commission required the project to comply with a tree protection plan (included as Attachment G, for reference). Specifically, the tree protection plan required establishment of a fenced barrier beneath any heritage tree drip line and consultation with a qualified arborist prior to construction within any fenced area. Staff has recommended a condition of approval that would require compliance with this tree protection plan during construction.

Design Guidelines Consistency

The project would remain consistent with the Design Guidelines as found during approval of Specific Plan SP-122-01. The building architecture, scale, and orientation of the proposed project would not result in any change that would conflict with the Planning Commission's earlier finding of Design Guidelines consistency.

2. General Plan, Zoning, and Surrounding Land Uses:

The subject site's General Plan land use designation is Caltrans Right-of-way, and its zoning classification is P-D (Planned Development). It is an existing Westborough Water District tank site. The subject site is adjacent to a North Coast County Water District tank site and Oil Changers auto service business to the south. To the north and west of the site is the Skyridge single-family residential development. Skyline Boulevard bounds the site to the east, beyond which there is multi-family housing located in the City of South San Francisco.

A. Zoning Standards Conformance

The subject site is located within the P-D (Planned Development) zoning district. Pursuant to Pacifica Municipal Code (PMC) Sec. 9-4.2204(b), regulations for area, coverage, density, yards (i.e. setbacks), parking, height, and open ground area for the P-D zoning district shall be guided by the regulations of the residential, commercial, or industrial zoning district most similar in nature and function to the proposed P-D district uses as determined by the Planning Commission. In this case, staff recommends application of the P-F (Public Facilities) zoning district standards contained in PMC Sec. 9-4.2102 because of the use of the site for public utility purposes by the Westborough Water District.

The P-F zoning district development standards set forth in PMC Sec. 9-4.2102 are flexible and permissive, and do not contain prescriptive standards common in many other zoning districts. The P-F district development standards are as follows:

- i. As specified in the use permit and site development permit; and
- ii. The following criteria shall be considered in the review of a proposed project in the P-F District:
 - a. The proposed use shall be of such size, design, and operating characteristics as will make it compatible with surrounding uses with respect to bulk, scale, design, coverage, density, noise, the generation of traffic, and other environmental impacts;
 - b. The proposed development will enhance the successful operation of the community or will provide a service to the community; and

- c. Particular attention shall be given to the provision of buffering of uses from the surrounding neighborhood, and significant adverse impacts shall be mitigated.

Table 1

<u>Common Standards</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size (sq. ft.)	N/A	103,503 (2.3 acres)	No change
Site Coverage	N/A	26%	27%
Landscaping	N/A	N/A	N/A ¹
Building Height	N/A	16'-5"	No change
Setbacks			
Front	N/A	312'	No change
Side	N/A	25' (left) 78' (right)	No change (left) 74' (right)
Rear	N/A	217'	201'
Parking	1 (PMC 9-4.2818(f)(8))	1	No change

The small size of the proposed addition, in terms of floor area and height, will not result in a size or design that makes it incompatible with surrounding uses, especially with respect to bulk, scale, design, coverage, or density. The project site is substantially screened by mature trees which further reduce any chance of incompatibility with surrounding uses. The operating characteristics of the site will not change from those approved by the Planning Commission and in existence currently. Typical site use would include a daily visit to the site for approximately one hour, with other use of the site restricted to emergency situations only. No equipment repair would be performed at the site. Therefore, operations at the site will not be incompatible in terms of noise, traffic, or any other operating characteristic. Additionally, the project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA), as further described in Section 4 below, which means there are no environmental impacts that would make the project incompatible with surrounding uses.

Information submitted by the applicant for this project and the previous approval describe how the subject building is critical for Westborough Water District operations. The site is necessary for storage of equipment and materials that ensure adequate emergency response by the district to unexpected events. Expanding the storage building will allow improved equipment and material storage, providing a service to the community.

As described above, the significant tree cover and large setbacks of the storage building would result in a project that is sufficiently buffered from the surrounding neighborhood. The project would not result in any significant adverse impacts that require mitigation, including those

¹ The site contains negligible on-site landscaping. However, it is substantially screened by dense tree cover around the perimeter of the site.

environmental impacts typically subject to CEQA review (the proposed project is exempt from further environmental review under CEQA).

Because of the small size of the addition; substantial tree cover surrounding the project site; infrequent visits to the site; the necessity of the site to provide emergency services to water district customers; and, the project's exemption from further environmental review; therefore, staff's analysis supports a finding that the project is consistent with applicable standards of the P-F zoning district, as applied via the provisions of the P-D zone.

3. Municipal Code:

The applicant's proposal requires approval of an amendment to the original specific plan approved for construction of the storage building. The Planning Commission approved Specific Plan SP-122-01 on April 2, 2001. Because the original specific plan is available, and because the proposed addition is not a minor addition such as a greenhouse or deck, consideration of this amendment to SP-122-01 requires a public hearing (PMC Sec. 9-4.2213). The Zoning Administrator is conducting the public hearing as allowed in PMC Sec. 9-4.3802.

Required Findings

There are two required findings for approval of a specific plan in the P-D zoning district (PMC Sec. 9-4.2209):

- That the specific plan is consistent with the approved development plan; and
- That the specific plan is consistent with the City's adopted Design Guidelines.

Staff was unable to locate the original development plan for the project site. Based on its long-term use as a water tank site by the Westborough Water District, staff interprets the use of the site to be consistent with any development plan that may have been approved for the site. Therefore, construction of a storage building to support operations of the tank site and other similar water district infrastructure is consistent with the approved development plan.

As discussed in Section 1, above, the proposed project remains consistent with the Design Guidelines as found during review and approval of Specific Plan SP-122-01. Therefore, staff recommends incorporating those findings by reference, meaning no further analysis of Design Guidelines consistency is necessary.

4. 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

construction of a small addition to an existing structure qualifies as a Class 1 project in Section 15301 of the CEQA Guidelines (“Existing Facilities”). 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.

Examples include but are not limited to:

* * * * *

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

- (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

The applicant’s proposed 480 sq. ft. addition to an existing 2,740 sq. ft. storage building would result in a floor area increase of approximately 18 percent. Because the addition is less than 50 percent of the floor area of the existing building; and, because the addition is less than 2,500 sq. ft. in area; therefore, the proposed project is consistent with the scope of a Class 1 categorical exemption. Furthermore, none of the exceptions to the exemption found in Section 15300.2 are applicable to the project.

5. Staff Analysis:

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 has recommended that any project approval require compliance with the conditions of approval for Specific Plan SP-122-01, as well as several additional conditions identified by staff during review of the current proposal.

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

Move to 1) find that the project is exempt from the California Environmental Quality Act; 2) approve Administrative Approval A-1-16 amending Specific Plan SP-122-01 by adopting the attached resolution, including conditions of approval in Exhibit A; and, 3) incorporate all maps and testimony into the record by reference.

Attachments:

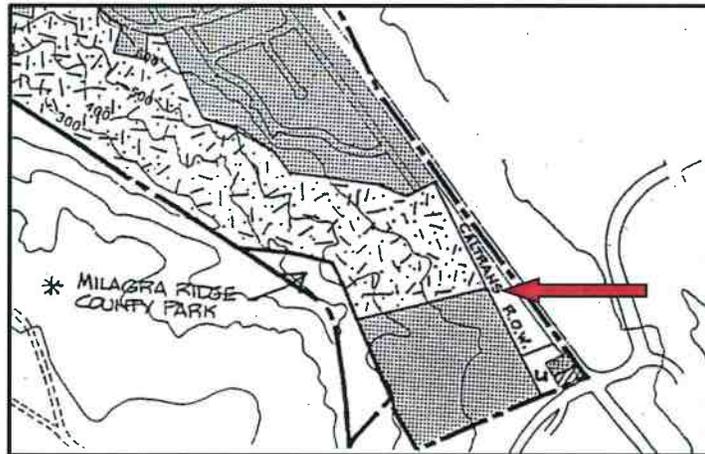
- A. Land Use and Zoning Exhibit
- B. Draft Resolution and Conditions of Approval
- C. Plans and Elevations
- D. Staff Report - Specific Plan SP-122-01
- E. Grant Letter, including conditions of approval - Specific Plan SP-122-01
- F. Written Description of Intended Use - Specific Plan SP-122-01
- G. Tree Protection Plan - Specific Plan SP-122-01

Land Use & Zoning Exhibit

City of Pacifica Planning Department

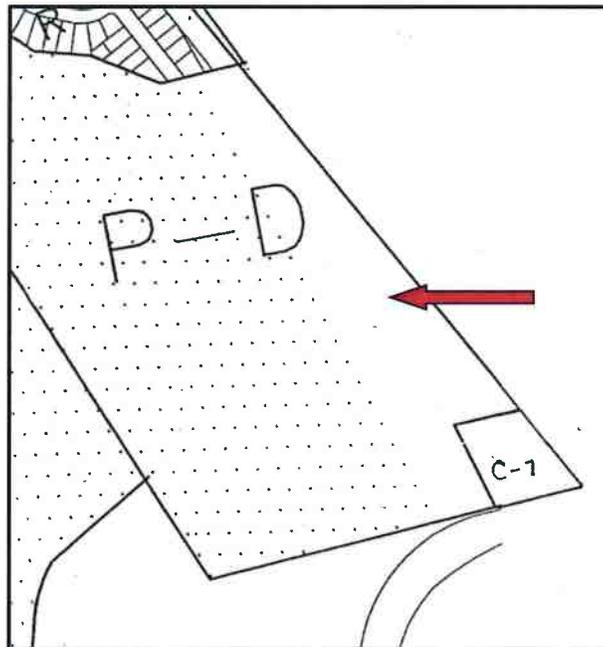
General Plan Diagram

Neighborhood: Westview-Pacific Highlands
Land Use Designation: Caltrans Right-of-Way



Zoning Map Diagram

Zoning District: P-D (Planned Development)



(Maps Not to Scale)

RESOLUTION NO. ZA-2016-___

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF PACIFICA APPROVING ADMINISTRATIVE PERMIT A-1-16 TO AMEND SPECIFIC PLAN SP-122-01, SUBJECT TO CONDITIONS, FOR CONSTRUCTION OF A 480 SQUARE FOOT (SQ. FT.) SINGLE-STORY ADDITION TO AN EXISTING 2,740 SQ. FT. SINGLE-STORY MAINTENANCE BUILDING IN THE P-D (PLANNED DEVELOPMENT) ZONING DISTRICT AT 171 SHARP PARK ROAD, PACIFICA (APN 009-320-230), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: General Manager Darryl Barrow, Westborough Water District (“Applicant”).

WHEREAS, an application has been submitted to construct a new 480 sq. ft. single-story addition to an existing 2,740 sq. ft. single-story maintenance building at 171 Sharp Park Road (APN 009-320-230) at a water tank site operated by the Westborough Water District; and

WHEREAS, the Planning Commission approved Specific Plan SP-122-01, subject to conditions, for construction of the subject maintenance building on April 2, 2001; and

WHEREAS, construction of the proposed addition requires approval of an amendment to Specific Plan SP-122-01 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 approved development plan for the area and the City’s adopted Design Guidelines; and

WHEREAS, the Zoning Administrator of the City of Pacifica did hold a duly noticed public hearing on July 13, 2016, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference; and

WHEREAS, the Zoning Administrator has determined, based on the analysis contained in the staff report, that the project is exempt from the California Environmental Quality Act (CEQA) as a Class 1 “Existing Facilities” categorical exemption per Section 15301 of the CEQA Guidelines.

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.
3. The Project is categorically exempt from the requirements of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines 15301 (14 Cal. Code Regs. §15301) and therefore directs staff to file a Notice of Exemption for the Project.

BE IT FURTHER RESOLVED that the Zoning Administrator of the City of Pacifica does hereby make the following findings pertaining to Administrative Permit A-1-16:

1. That the amendment to Specific Plan SP-122-01 is consistent with the approved development plan.

The original development plan for the project site could not be located within the Planning Department's records. Based on its long-term use as a water tank site by the Westborough Water District, the Zoning Administrator interprets the use of the site to be consistent with any development plan that may have been approved for the site. Therefore, the Zoning Administrator finds that construction of an addition to a storage building to support operations of the tank site and other similar water district infrastructure is consistent with the approved development plan for the site.

2. That the amendment to Specific Plan SP-122-01 is consistent with the City's adopted Design Guidelines.

As set forth more fully in the staff report, the proposed project will remain consistent with the structure reviewed for Design Guidelines consistency as part of the Planning Commission approval process on April 2, 2001. The Planning Commission's finding(s) in that regard are hereby incorporated by reference and serve as the basis for the Zoning Administrator's finding that the subject project is consistent with the Design Guidelines.

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

1. That the project is exempt from the California Environmental Quality Act (CEQA) as a Class 1 exemption provided in Section 15301 of the CEQA Guidelines.
 - A. 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. Examples include but are not limited to additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.
 - B. The project involves construction of a 480 sq. ft. addition to an existing 2,740 sq. ft. storage building that would result in a floor area increase of approximately 18

percent. Because the addition is less than 50 percent of the floor area of the existing building; and, because the addition is less than 2,500 sq. ft. in area; therefore, the proposed project is consistent with the scope of a Class 1 categorical exemption. Furthermore, none of the exceptions to application of the exemption contained in Section 15300.2 of the CEQA Guidelines apply to this project. Therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Zoning Administrator of the City of Pacifica does hereby approve Administrative Permit A-1-16 to amend Specific Plan SP-122-01 for construction of a 480 square foot (sq. ft.) single-story addition to an existing 2,740 sq. ft. single-story maintenance building at 171 Sharp Park Road, Pacifica (APN 009-320-230), subject to conditions of approval included as Exhibit A to this resolution.

* * * * *

Passed and adopted at a regular meeting of the Zoning Administrator of the City of Pacifica, California, held on the 13th day of July 2016.

Tina Wehrmeister, Zoning Administrator

APPROVED AS TO FORM:

Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Administrative Permit A-1-16 to Amend Specific Plan SP-122-01, Addition to Existing Storage Building at a Westborough Water District tank site in the P-D (Planned Development) Zoning District, 171 Sharp Park (APN 009-320-230)

Zoning Administrator Meeting of July 13, 2016

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled "Westborough Water District Storage at Skyline Tank Site," and stamped received on May 18, 2016, except as modified by the following conditions.
2. Applicant shall comply with all conditions of approval imposed by the Planning Commission with its approval of Specific Plan SP-122-01 on April 2, 2001, except as modified by the following conditions.
3. Use of the storage building shall be in accordance with the "Written Description of Intended Use" dated February 23, 2001, referenced in the approval of Specific Plan SP-122-01 (approved by the Planning Commission on April 2, 2001), and attached to the staff report for Administrative Approval A-1-16 for reference.
4. All construction activities at the site shall be conducted in accordance with the Tree Protection Plan approved by the Planning Commission in conjunction with its approval of Specific Plan SP-122-01 on April 2, 2001, and attached to the staff report for Administrative Approval A-1-16 for reference.
5. 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.
6. Prior to the issuance of a building permit, Applicant shall submit a detailed on-site exterior lighting plan for review and approval by the Planning Director. Said plan shall indicate fixture design, illumination, location, height, and method of shielding so as not to adversely affect adjacent sites. 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. The plan shall show fixture locations, where applicable, on all building elevations.

7. 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.
8. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
9. 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.
10. 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.

Building Division of the Planning Department

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

North County Fire Authority

12. If the existing storage building contains fire sprinklers, then the applicant shall extend the fire sprinkler system into the new addition in accordance with the Pacifica Municipal Code and California Fire Code, to the satisfaction of the Fire Chief. Any required system shall be centrally monitored if it contains more than 20 sprinkler heads. If fire sprinklers are required, the applicant shall submit for review of the proposed system extension under separate fire permit, prior to issuance of a building permit. All required fire sprinkler improvements shall be installed prior to final inspection.

END



OWNER

WESTBOROUGH WATER DISTRICT

2263 WESTBOROUGH BLVD.
SOUTH SAN FRANCISCO, CA 94083
650-589-1435

ARCHITECT

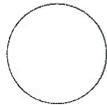
BROWN REYNOLDS WATFORD ARCHITECTS, INC.

1620 MONTGOMERY ST.
SAN FRANCISCO, CA 94111
415-749-2670

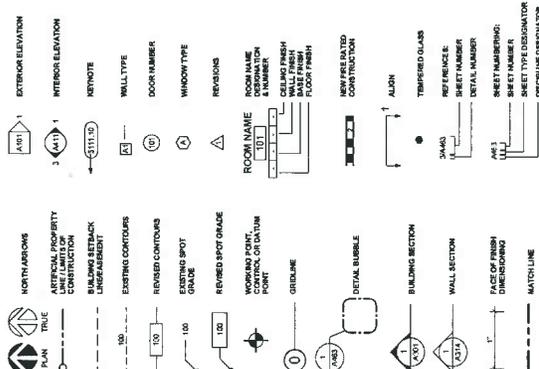
STRUCTURAL ENGINEER

CORNERSTONE STRUCTURAL ENGINEERING

40 FEDERAL ST.
SAN FRANCISCO, CA 94107
415-369-9100



SYMBOL LEGEND

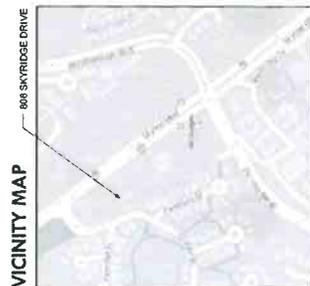


CODE INFORMATION

BUILDING: 2013 CALIFORNIA BUILDING CODE
 MECHANICAL: 2013 CALIFORNIA MECHANICAL CODE
 PLUMBING: 2013 CALIFORNIA PLUMBING CODE
 ELECTRICAL: 2013 CALIFORNIA ELECTRICAL CODE
 GREEN: 2013 CALIFORNIA GREEN BUILDING CODE
 ENERGY: 2013 CALIFORNIA ENERGY CODE
 SCOPE OF WORK: 480 SF EXPANSION OF EXISTING FACILITY
 NUMBER OF FLOORS: 1 (NO CHANGE)
 CONSTRUCTION TYPE: VI (NO CHANGE)
 SPECIFICATION: S-2 STORAGE LOW-HAZARD SPRINKLER, YES
 TOTAL EXISTING BUILDING AREA: 2,740 SQ FT
 TOTAL EXISTING BUILDING HEIGHT: 16' 5"
 TOTAL BUILDING AREA WITH ADDITION: 3,220 SQ FT
 ALLOWED FLOOR AREA PER FLOOR: 13,500 SQ FT PER CBC TABLE 503
 EXISTING BUILDING HEIGHT: 16' 5"
 NEW ADDITION BUILDING HEIGHT: 16' 5" (NO CHANGE)
 ALLOWED BUILDING HEIGHT: 40' PER CBC TABLE 503

DEFERRED SUBMITTAL

SPRINKLER TO BE DESIGN-BUILD BY CONTRACTOR



GENERAL NOTES

- ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES.
- THE PLANS CONTAINED HEREIN REPRESENT THE SCOPE OF WORK TO BE PROVIDED BY THE CONTRACTOR AND ALL WORK THAT CAN BE REASONABLY INFERRED TO BE INCLUDED. ARCHITECT AND ALL WORK THAT CAN BE REASONABLY INFERRED TO BE INCLUDED. ARCHITECT SHALL BE THE SOLE INTERPRETER OF THE INTENT OF THE PLANS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- IN ALL CASES, CARE SHALL BE TAKEN TO CREATE AS LITTLE NUISANCE AS POSSIBLE.
- PRIOR TO SUBMITTING A PROPOSAL, THE CONTRACTOR SHALL CHECK ON THE AVAILABILITY OF ALL MATERIALS SPECIFIED, AND QUANTIFY IN WRITING, AT THE TIME OF PROPOSAL IF ANY MATERIALS SHOULD REQUIRE A LONG LEAD TIME OF ARE NOT AVAILABLE WITHIN A REASONABLE TIME FRAME.
- UPON SELECTION OF THE CONTRACTOR, HE OR SHE SHALL SUBMIT A SCHEDULE OF WORK LISTING THE AREAS TO RECEIVE NEW WORK, THE STARTING DATES OF EACH PHASE OF WORK, THE DURATION OF EACH PHASE OF WORK, AND THE PERFORMED AFTER HOURS, AND A SCHEDULE OF VALUES FOR EACH PHASE OF THE WORK.
- CONTRACTOR SHALL INCLUDE ALL HAULING OF DEMOLISHED MATERIALS OR TRASH GENERATED BY THIS PROJECT. TRASH SHALL BE REMOVED DAILY FROM THE AREAS BEING IMPROVED AND SHALL NOT BE ALLOWED TO ACCUMULATE.
- UPON COMPLETION OF WORK, CONTRACTOR SHALL THOROUGHLY CLEAN ALL AREAS WHERE WORK OCCURRED, AS WELL AS ANY "PAINTS" THAT MAY HAVE BEEN ESTABLISHED DURING CONSTRUCTION. AREAS DESIGNATED FOR STORAGE OF THE CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL ALSO BE LEFT CLEAN AND FREE OF DEBRIS ON GUESSED MATERIALS.
- CONTRACTOR SHALL THOROUGHLY PROTECT ALL EXISTING SURFACES DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ANY FINISH WORK SURFACE THAT IS DAMAGED OR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY OF HIS CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CONSTRUCTION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, FOR PERFORMING HIS OR HER WORK IN A SAFE MANNER AND FOR ADHERING TO ALL APPLICABLE CODES.

INDEX OF DRAWINGS

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S0.2	SPECIAL INSPECTION
S1.1	TYPICAL DETAILS NO. 1
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S2.0	FOUNDATION PLAN
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S5.0	WALL ELEVATIONS
D1.1	FIRST FLOOR DEMOLITION PLAN
A1.1	FIRST FLOOR PLAN AND RCP
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A4.1	DOOR SCHEDULE
A4.3	DETAILS

PROJECT INFORMATION

THIS PROJECT INVOLVES THE EXPANSION OF AN EXISTING STORAGE FACILITY. THE PROJECT INCLUDES THE DEMOLITION OF SOME ELEMENTS, REPLACEMENT OF EXTERIOR LIGHTING WITH INTERIOR LIGHTS THAT MATCH EXISTING, AND A 480 SF EXPANSION.

1 TITLE

ARCHITECTURAL ABBREVIATIONS

AC	ACROLED
AD	ADJUSTABLE
AL	ALUMINUM
AN	ANODIZED ALUMINUM
AP	APPLY
AR	ARCHITECTURAL
AS	ASSEMBLY
AT	ATTACHED
AV	AVAILABILITY
AW	AWNING
AX	AXIS
BA	BALANCE
BB	BALANCE
BC	BALANCE
BD	BALANCE
BE	BALANCE
BF	BALANCE
BG	BALANCE
BH	BALANCE
BI	BALANCE
BJ	BALANCE
BK	BALANCE
BL	BALANCE
BM	BALANCE
BN	BALANCE
BO	BALANCE
BP	BALANCE
BQ	BALANCE
BR	BALANCE
BS	BALANCE
BT	BALANCE
BU	BALANCE
BV	BALANCE
BW	BALANCE
BX	BALANCE
BY	BALANCE
BZ	BALANCE
CA	CALIBRATION
CB	CALIBRATION
CC	CALIBRATION
CD	CALIBRATION
CE	CALIBRATION
CF	CALIBRATION
CG	CALIBRATION
CH	CALIBRATION
CI	CALIBRATION
CJ	CALIBRATION
CK	CALIBRATION
CL	CALIBRATION
CM	CALIBRATION
CN	CALIBRATION
CO	CALIBRATION
CP	CALIBRATION
CQ	CALIBRATION
CR	CALIBRATION
CS	CALIBRATION
CT	CALIBRATION
CU	CALIBRATION
CV	CALIBRATION
CW	CALIBRATION
CX	CALIBRATION
CY	CALIBRATION
CZ	CALIBRATION
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DB	DRAWING
DC	DRAWING
DD	DRAWING
DE	DRAWING
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EW	ELECTRICAL
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FC	FLOOR FINISH
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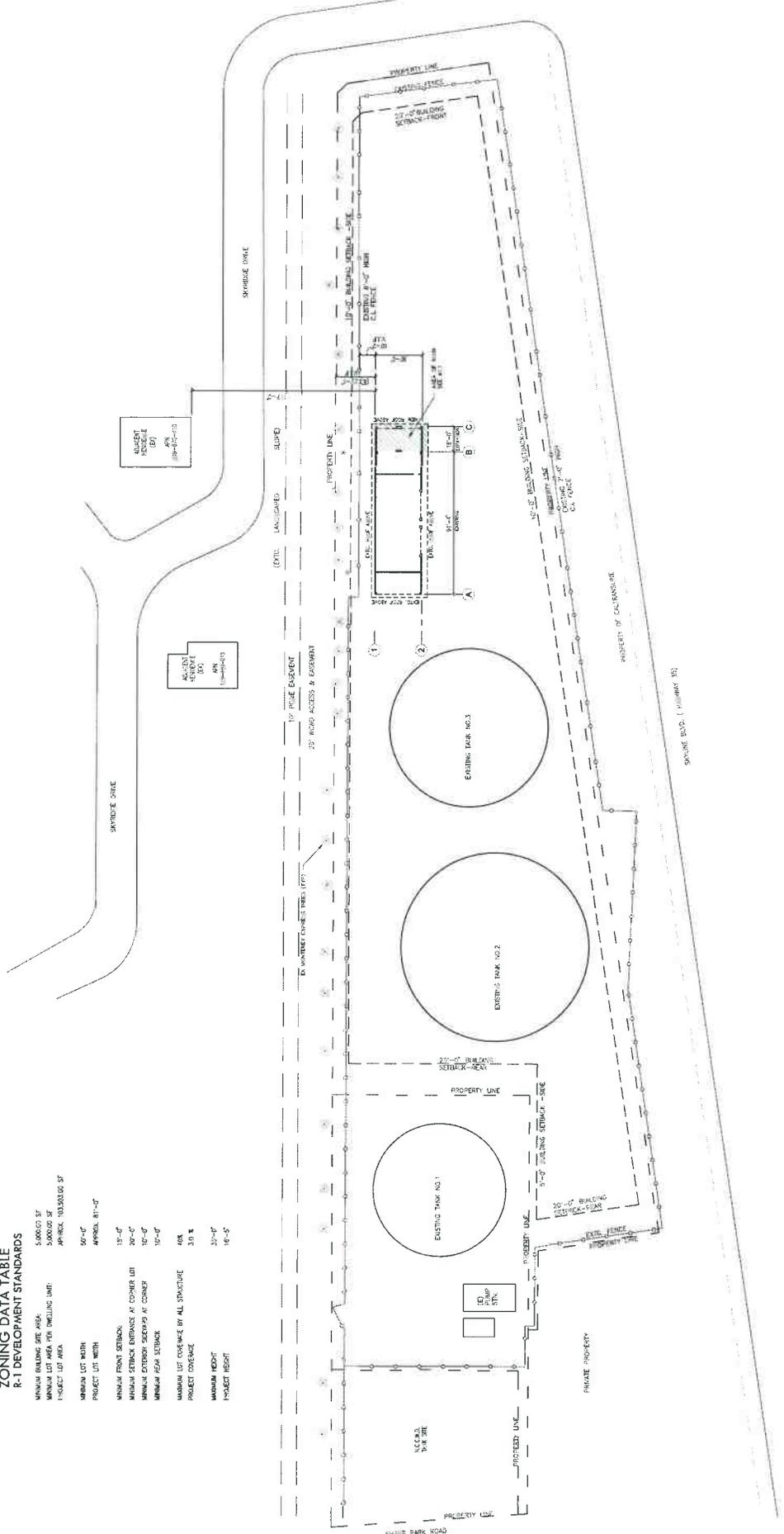
COPYRIGHT © 2015
 BROWN REYNOLDS WATFORD ARCHITECTS, INC.
 DATE: 09/13/15
 DRAWN BY: A/alon
 CHECKED BY: C/Chris
 BRW PROJECT NUMBER: 217065

No.	Description	Date

C1.0
 SITE PLAN

ZONING DATA TABLE
R-1 DEVELOPMENT STANDARDS

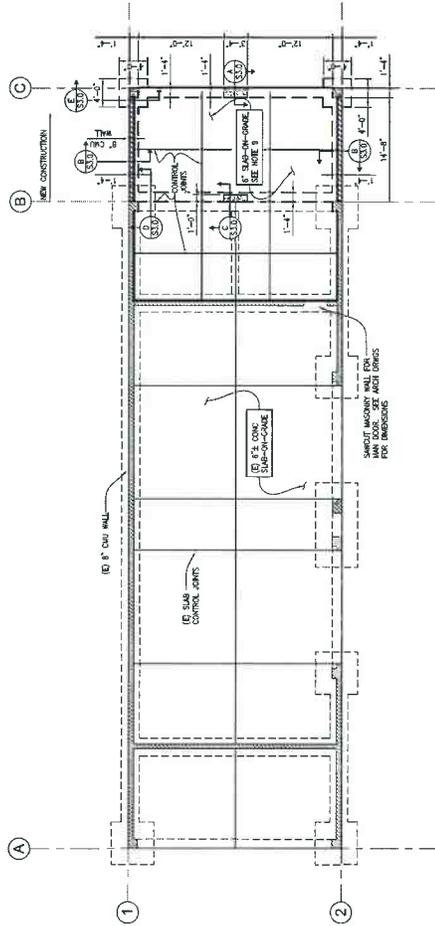
MINIMUM BUILDING SETBACK	5,000.00 SF
MINIMUM LOT AREA PER DWELLING UNIT	5,000.00 SF
MINIMUM LOT AREA PER DWELLING UNIT	APPROX. 103,500.00 SF
MINIMUM LOT WIDTH	50'-0"
MINIMUM FRONT SETBACK	APPROX. 81'-0"
MINIMUM SETBACK ENDSIDE AT CORNER LOT	15'-0"
MINIMUM SETBACK ENDSIDE AT CORNER LOT	20'-0"
MINIMUM REAR SETBACK	10'-0"
MINIMUM LOT COVERAGE BY ALL STRUCTURE	40%
MINIMUM ROOF PROJECT HEIGHT	3.0%
MINIMUM ROOF PROJECT HEIGHT	10'-0"



1 SITE PLAN
1" = 300'

FOUNDATION PLAN NOTES:

- REFER TO GENERAL NOTES & SPECIFICATIONS ON SHEET 80.1
- SEE SHEET 80.1 FOR TYPICAL FOUNDATION DETAILS.
- TOP OF SLAB & GRADE FLOOR REFERENCE ELEVATION = +10'-0" TYP. U.M.C.
- FOR DETAILED SOILS INFORMATION AND COMPLETE REQUIREMENTS, REFER TO THE SOILS REPORT AND THE GEOTECHNICAL ENGINEER'S REPORT.
- SEE THE DRAWINGS FOR BUILDING AND INFORMATION INCLUDING SOILS INFORMATION AND ALL REQUIREMENTS FOR THE SOILS REPORT. REFER TO SOILS REPORT.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN ON THIS FOUNDATION PLAN. THE FIELD SHALL CONTACT WITH THE ARCHITECT IMMEDIATELY IN WRITING TO THE ARCHITECT IF ANY DIMENSIONS OR ELEVATIONS DO NOT CORRESPOND TO THE ARCHITECT'S INTENT.
- THE SIZE & LOCATION OF ALL FOOTING AND SLAB PREPARATIONS SHOWN ARE TO BE VERIFIED TO THE ENGINEER FOR PERMIT PRIOR TO INSTALLATION.
- TYPICAL SLAB SECTION AS FOLLOWS:
 - 6" 12" CONC. SLAB ON 4" CRUSHED ROCK
 - AT 30" MAX EACH WAY.
 - CONCRETE AND SLAB MEMORANE.
 - 4" OF 3/4" CRUSHED ROCK.
- CONCRETE CONTRACTOR IS RESPONSIBLE FOR THE PLACEMENT OF ALL DASHBOARD IRON.
- SEE ARCHITECTURAL DRAWINGS FOR CHUR LOCATIONS.
- INDICATES (E) FOOTING.
- INDICATES NEW FOOTING.
- INDICATES 8" CONCRETE BLOCK WALL.
- INDICATES CONCRETE WALL/COLUMN.



FOUNDATION PLAN
1/8" = 1'-0"

PLAN CHECK SET/NOT FOR CONSTRUCTION
WESTBOROUGH WATER DISTRICT
STORAGE BUILDING
FOUNDATION PLAN

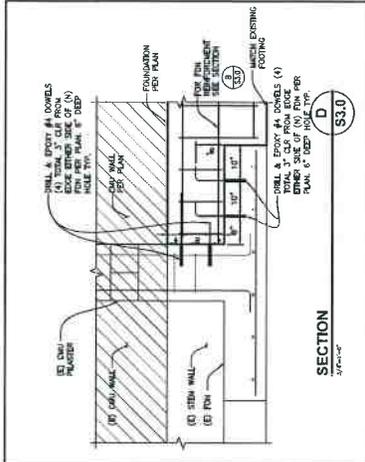
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2263 WESTBOROUGH BLVD.
SOUTH SAN FRANCISCO, CA 94080



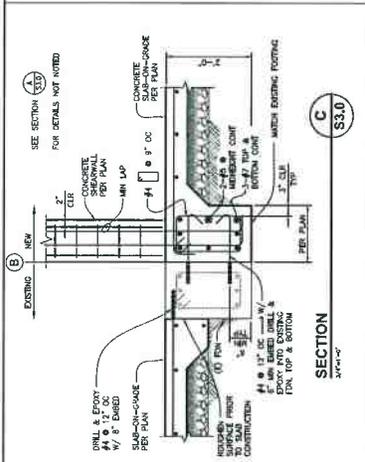
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engineering
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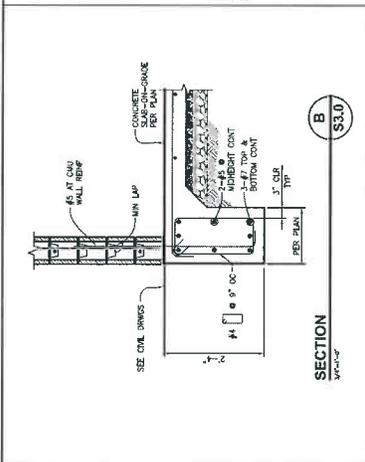
421 Third Street
San Francisco, CA 94103
Tel: 415.398.5100
Fax: 415.398.5101



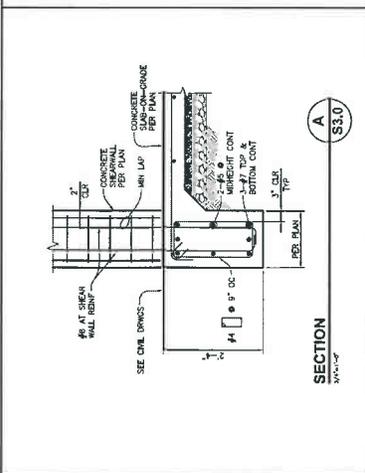
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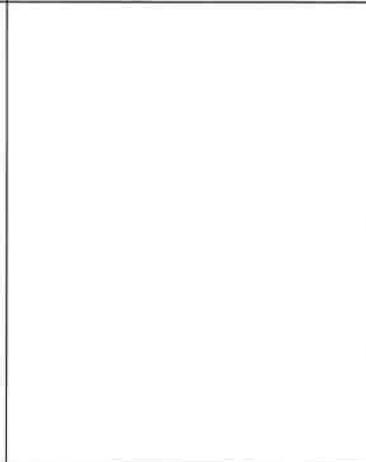
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3/8" = 1'-0"



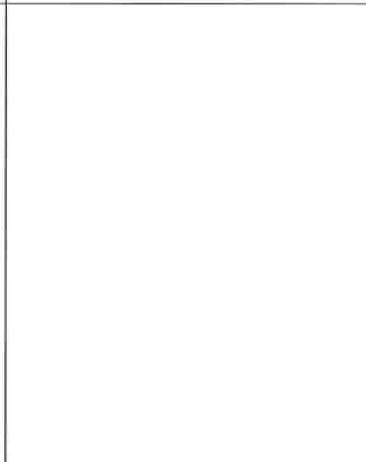
SECTION B
3/8" = 1'-0"



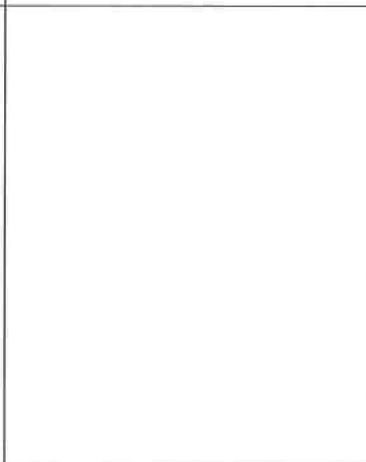
SECTION A
3/8" = 1'-0"



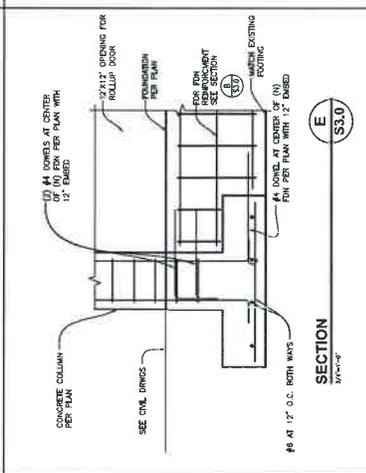
SECTION E
3/8" = 1'-0"



SECTION C
3/8" = 1'-0"



SECTION B
3/8" = 1'-0"



SECTION A
3/8" = 1'-0"

PLAN CHECK SET/NOT FOR CONSTRUCTION
WESTBOROUGH WATER DISTRICT
STORAGE BUILDING
FOUNDATION DETAILS

WESTBOROUGH WATER DISTRICT
2263 WESTBOROUGH BLVD.
SOUTH SAN FRANCISCO, CA 94080

DATE

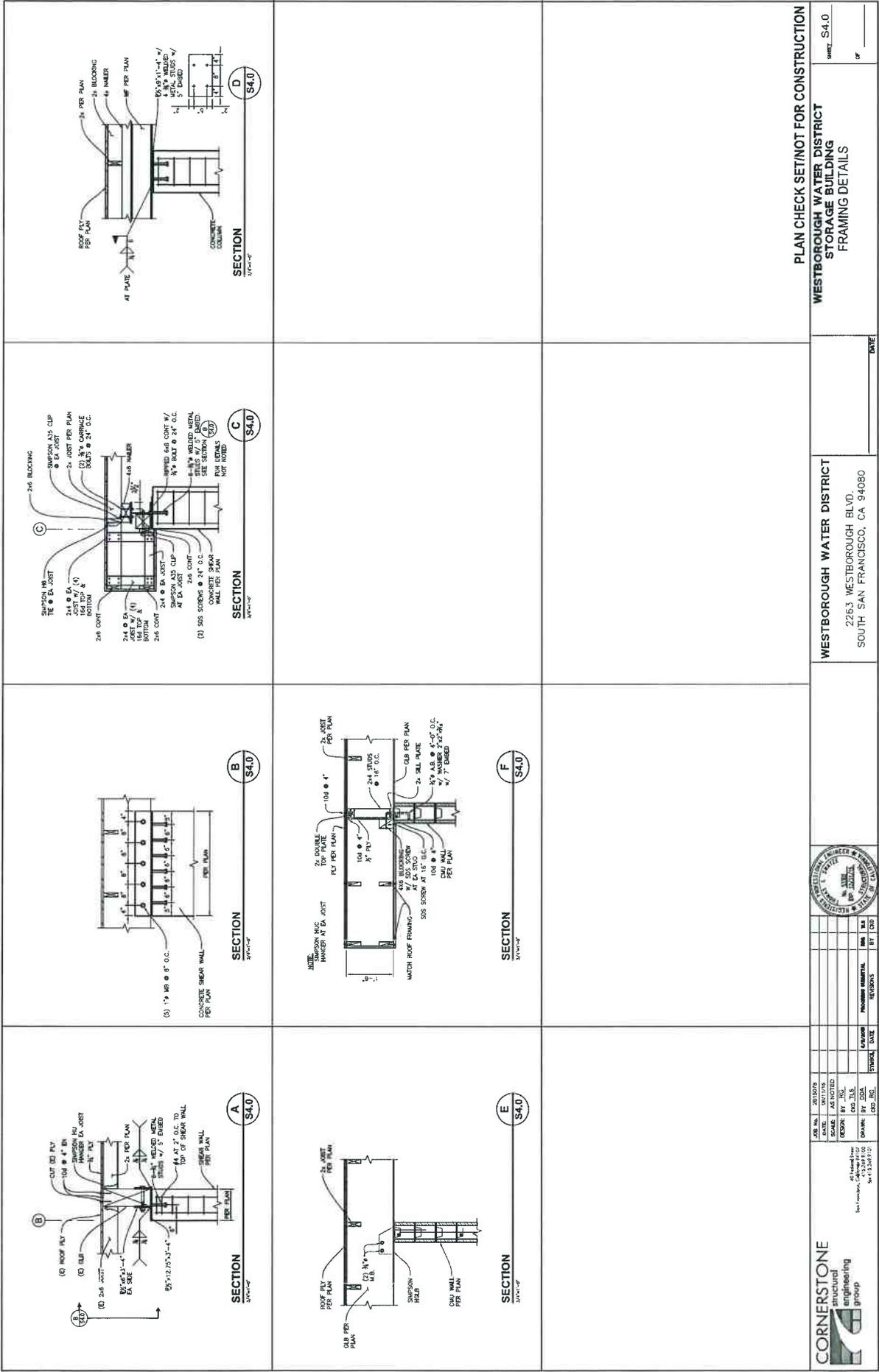


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DATE	DESCRIPTION	BY	CHK
2018/07/20	ISSUED FOR PERMIT	L. TRACY	

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structural
engineering
group

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PLAN CHECK SET/NOT FOR CONSTRUCTION
WESTBOROUGH WATER DISTRICT
STORAGE BUILDING
 FRAMING DETAILS

WESTBOROUGH WATER DISTRICT
 2263 WESTBOROUGH BLVD.
 SOUTH SAN FRANCISCO, CA 94080

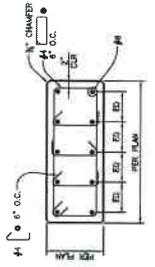
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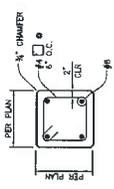
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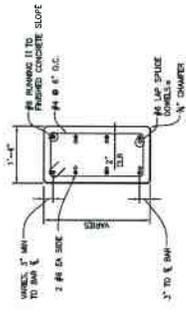
San Francisco, CA 94104
 415.774.8800
 www.cornerstoneeng.com



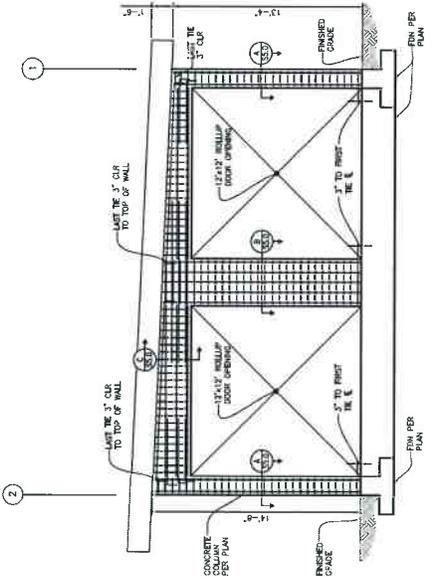
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S5.0



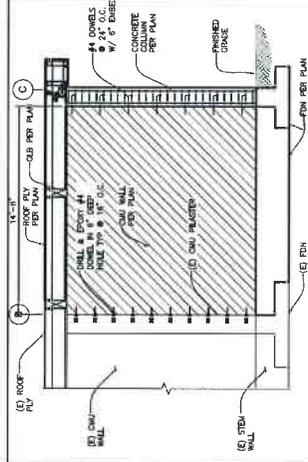
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SECTION ZZ
S5.0



ELEVATION 1
S5.0



ELEVATION 2
S5.0

PLAN CHECK SET/NOT FOR CONSTRUCTION

WESTBOROUGH WATER DISTRICT
STORAGE BUILDING
WALL ELEVATIONS

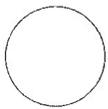
WESTBOROUGH WATER DISTRICT
2263 WESTBOROUGH BLVD.
SOUTH SAN FRANCISCO, CA 94080

NO.	DATE	BY	CHKD.	REVISIONS



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4214444-0000
San Francisco, CA 94118-1000
Tel: 415.363.1100



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 BROWN RENOVALS WATFORD ARCHITECTS, INC.
 DATE: ISLE DATE
 DRAWN BY: PRIMARY DRAWINGS, PVP/C
 CHECKED BY: PVP/DIRECTOR ARCH OF
 606 SYRACUSE PKY, PASCADA, CA 94044
 PROJECT NO. 214077
 STORAGE AT SYRACUSE YAKS SITE
 WFO

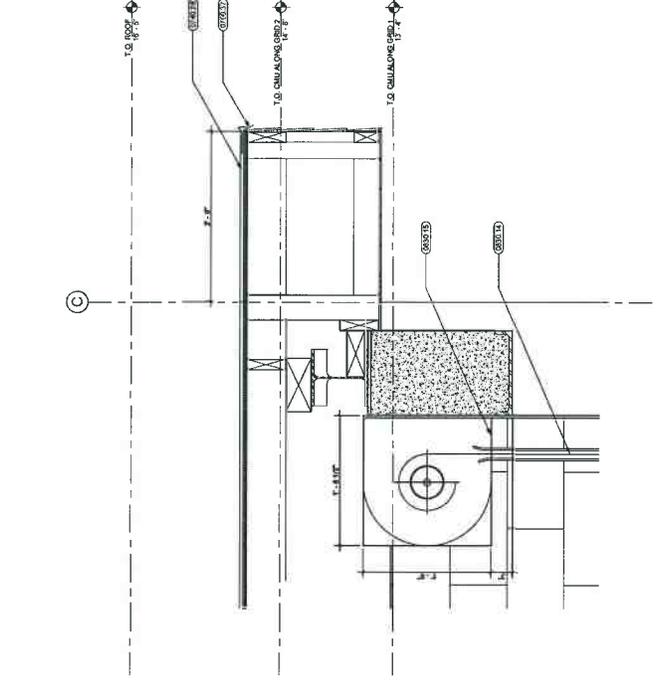
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A4.3

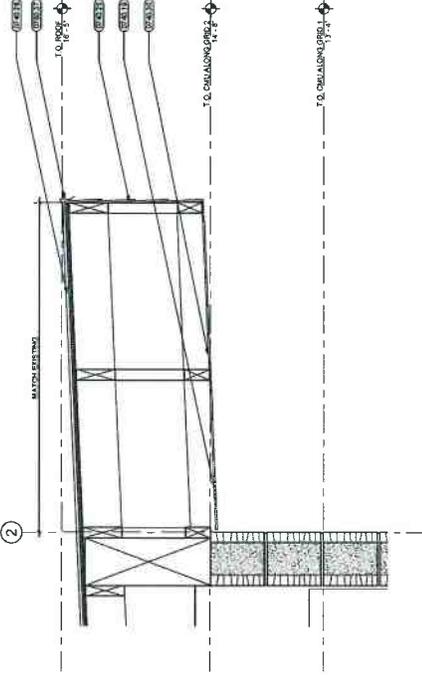
DETAILS

KEYNOTES

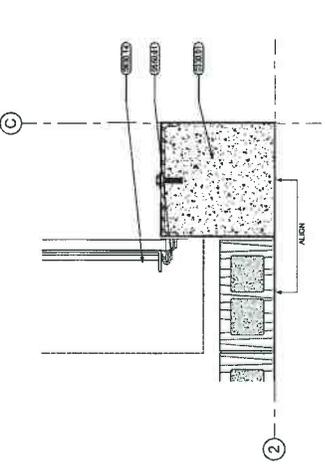
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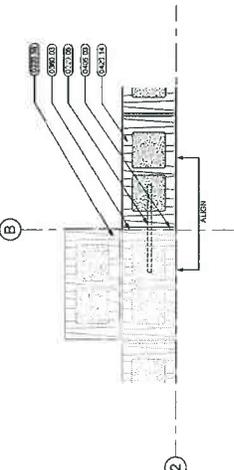
1 LONGITUDINAL SECTION - DETAIL 1
1/12" = 1'-0"



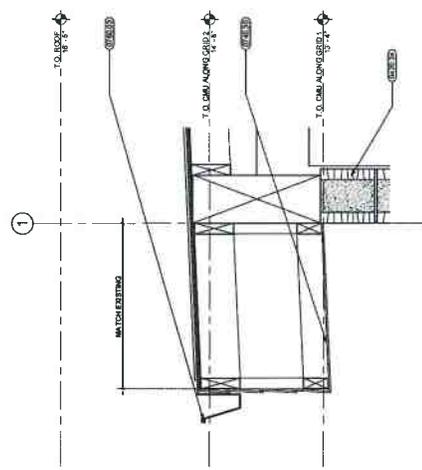
4 CROSS SECTION - DETAIL 1
1/12" = 1'-0"



2 PLAN - DETAIL 2
1/12" = 1'-0"



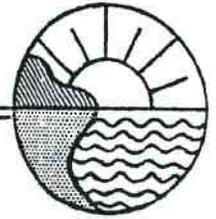
3 PLAN - DETAIL 1
1/12" = 1'-0"



5 CROSS SECTION - DETAIL 2
1/12" = 1'-0"



STAFF REPORT



PLANNING COMMISSION-CITY OF PACIFICA

DATE: April 2, 2001

ITEM No.: 4

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of public hearing was published in the Pacifica Tribune on March 21, 2001, and 42 surrounding property owners were notified by mail.

FILE NO: SP-122-01

APPLICANT: Steve Leslie, Architect
588 Mastick
San Bruno, CA 94066

OWNER: Westborough Water District
2263 Westborough
SSF, CA 94083

LOCATION: 2760 Skyline Boulevard; APN 009-320-230.

DESCRIPTION: Construction of a storage building.

CEQA STATUS: Exempt; Section 15311 – Accessory Structures, and Section 15304 – Minor Alterations to Land.

ADDITIONAL REQUIRED APPROVALS: None.

RECOMMENDED ACTION: Approval as conditioned.

Prepared by: Ken Solomon, Senior Planner

STANDARDS OF CONFORMANCE

Standards

	<u>Required/Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Site Coverage:	N/A	24% (exist. water tanks)	26%
Landscaping:	N/A	31%	20%
Paving:	N/A	45%	54%
Bldg. Height:	N/A	32' (exist. water tanks)	17'-3" (+/-) (subject bldg.)
Setbacks:			
Front – Skyline Blvd.	N/A	15' (existing water tank)	80' +/- (subject bldg.)
Side (north)	N/A	365'+ (exist. water tank)	235'+ (subject bldg.)
Side (south)	N/A	20 (exist water tank)	No Change
Rear (west)	N/A	30' (exist water tank)	24'-9" (subject bldg.)
Parking:	N/A	N/A	No Change

ATTACHMENT D

PROJECT SUMMARY

A. STAFF NOTES:

1. **Site Features** – The subject property involves an existing water tank facility owned and operated by the Westborough Water District, comprising approximately 2.8 acres, located along the west side of Skyline Boulevard, adjacent to the new Skyridge subdivision, and north of Sharp Park Road. The property currently contains 3 large water tanks and is surrounded on all sides by a 7-foot chain link fence. The point of access to the site is a gate at the southwest corner, which is reached via an existing utility easement on the abutting Skyridge subdivision property, to the west, that connects to Sharp Park Road to the south.

Immediately north of the site is the entrance to the Skyridge subdivision. Further north is additional Caltrans R.O.W. To the immediate south is the North Coast County Water District tank site, and further south is the commercial "Oil Changers" facility.

2. **Project Description** - The Westborough Water District proposes to construct a 30' x 92' storage building, totaling approximately 2,760 square feet in size, at the northerly end of the subject property. The building will be constructed of both flat and textured concrete block, with the textured block located along the bottom 5 feet of the building. A flat (pitched) roof with metal fascia is proposed. Exterior colors have not been selected by the applicant although generally earth tone colors are being considered. The building is to house standby emergency equipment, materials and vehicles. Materials stored on both sides of the building will be contained in open bins. Further operational characteristics are contained in the attached "Written Description of Intended Use" from the applicant.

The building will be located 10 feet inside of the existing chain link fence at the rear of the property, abutting the Skyridge subdivision. This represents an actual 24(+)-foot building setback from the rear property line, given that the fence is located more than 14 feet inside of the property line. Approximately 11,000 square feet of area surrounding the building will be completely regarded and paved with asphalt to accommodate vehicle movement and building functions. Also, a small retaining wall at the rear of the new pavement, together with various drainage improvements will be provided, as shown on the plans.

Permits - Required permits include a Specific Plan amendment to allow the proposed addition to the site.

ANALYSIS

a. DISCUSSION

1. General Plan & Zoning- The property currently has a designation of "Caltrans R.O.W.", per the General Plan, and is zoned P-D, Planned Development. Although not altogether uncommon for older developments, planning files on the property including record of the original specific plan, if one existed, are not available. Regardless of any lacking files, it is evident by the existing water tanks (3) that the property has been utilized as a water district utility facility, and the proposal would be consistent with that use, in the opinion of staff.

Where details of the original specific plan for the property are not available, the P-D zoning district allows certain minor modifications to be approved by the City Planner, and requires all others to be approved by the Commission at a public hearing. Although staff considers the proposal only a minor addition, it is not specifically listed as one of the allowable minor modifications. As such, the proposal was determined to require Commission approval of an amendment to the specific plan. This is also the first structure on the property that would involve indoor human activity (occupancy), given that all other existing structures are water tanks only.

The specific development regulations for the project, in terms of lot coverage, setbacks, etc...would be guided by the regulations for the district most similar in nature and function to the proposed use of the property. Given that the property functions as a public utility, the requirements of the P-F, Public Facilities District seems the most applicable as a guide. The requirements of the P-F district are attached and, although not required for the project, may be utilized in terms of its requirements for consideration of the proposal based on the following criteria:

- a. The proposed use shall be of such size, design, and operating characteristics as will make it compatible with surrounding uses with respect to bulk, scale, design, coverage, density, noise, the generation of traffic, and other environmental impacts;
- b. The proposed development will enhance the successful operation of the community or will provide a service to the community; and
- c. Particular attention shall be given to the provision of buffering of uses from the surrounding neighborhood, and significant adverse impacts shall be mitigated.

Essentially, based on the above, there are no pre-determined development regulations applicable to the property, and instead such regulations are to be determined by the Commission in its approval of the submitted plans.

2. Municipal Code and Development Regulations - The project, as conditioned, meets all applicable city codes. To ensure compliance with other City Code requirements standard conditions of approval are

recommended as provided in this report.

3. **Design Guidelines** - This project is consistent with the applicable provisions of the City's Design Guidelines regarding infill development. For instance, the proposed building will, through the use of materials with a variety of textures, treatments and colors, will be compatible with the surrounding neighborhood. Existing landscaping will provide sufficient screening of the building from views from surrounding streets, such that only minimal and inconsequential views will be possible. The building will not negatively impact views, sunlight or privacy.

4. **Building Design** - The proposed building will be constructed of concrete block, flat and textured, and have a flat roof with a metal fascia, as previously discussed. A standard condition is provided requiring City Planner approval of final design and exterior colors.

5. **Landscaping** – A site survey is provided, identifying the location and drip line of existing trees within the project area. The existing trees are primarily located to the rear of the property, on the adjacent Skyridge subdivision, and towards the front of the subject area, along Skyline Boulevard. None of these trees are proposed to be removed. The trees along the front of the property actually screen most of the subject site area from Skyline Boulevard. Only non-significant shrubs and seedlings, comprising mostly of Cypress, in addition to grasses and other lower vegetation will be removed to accommodate the proposal, according to the applicant.

No new landscaping is proposed by the applicant, and staff is not recommending anything to contrary. The building would be sufficiently screened from most of the surrounding views by existing vegetation, structures and distances from observation points. All that would be necessary, in the opinion of staff, is a condition requiring sufficient groundcover to cover disturbed graded areas, to prevent erosion, as provided herein.

Heritage Trees – According to the submitted plans, the rear portions of the building, pavement and grading - which extends beyond the pavement edge are proposed within the outer limits of the drip line of existing Cypress and Pine trees located on the adjacent Skyridge property. Although these trees are generally in poor condition in terms of aesthetic quality, because of over-grouping, wind damage and lack of maintenance, no damage is likely as a result of the project. Nonetheless, a typical condition is provided requiring the applicant obtain a Heritage Tree Permit, if determined necessary by the Public Works Department, and provide a tree protection plan.

An alternative to the above, if determined necessary by the Commission, would be to position the subject building further forward toward the front of the lot, sufficiently to reduce or eliminate the encroachment within the drip line of the Heritage Trees. According to the data on the plans, relocating the building about 20 feet forward might eliminate encroachment of the building entirely, but not the limits of grading. It is unknown as to what difficulties, if any, any relocation would present to the applicant, but it is possible that

substantial movement of the building forward would impact vehicle turnaround capacity. The applicant will be available to discuss this matter at the hearing. This alternative would require an additional or modified condition, depending on course taken.

B. RECOMMENDATIONS

Staff recommends that the Planning Commission APPROVE the Specific Plan amendment (SP-122-01), subject to the following conditions:

Planning Division:

1. The proposed additions shall be substantially in accord with the plans titled: "STORAGE BUILDING AT SKYLINE TANK SITE" as prepared by Steven S. Lesley, Architect, consisting of four (4) sheets, dated "Received 2/23/01", except as modified by the following:
2. The final exterior design of the building, in terms of materials and color, shall require City Planner approval prior to issuance of a building permit.
3. Applicant shall obtain a Heritage Tree Permit, if determined necessary by the Public Works Department, prior to or concurrent with issuance of a building or grading permit, whichever occurs first.
4. Applicant shall submit a tree protection plan, as determined necessary by the City Planner, to minimize construction encroachment within the drip line of existing Heritage Trees offsite, prior to issuance of a building or grading permit, whichever occurs first.
5. Applicant shall provide a plan for a live vegetative cover over all areas disturbed by grading, for erosion control, subject to City Planner approval, prior to issuance of a building or grading permit, whichever occurs first. Assurance shall be made that said vegetation is fully established, to the satisfaction of the City Planner.
6. Building permit drawings and subsequent construction shall substantially conform to the approved planning application drawings. Any modifications must be reviewed by the City Planner, who is authorized to approve minor modifications and has discretion to determine whether the modification requires additional approval by the Planning Commission.
7. Applicant shall submit a written explanation of where AND how each of the above and below items has been met on the plans.

Engineering:

8. Applicant shall verify and rectify the bearings and distances of the property line on the site plan and grading & drainage plan.

C. FINDINGS FOR APPROVAL:

Specific Plan Amendment - The Planning Commission finds that the construction of the proposed storage building is consistent with the approved Development Plan for the area. Specifically, all development standards of the P-D Zone district, including building setbacks, landscaping, coverage and all other requirements are met by the project. The Commission further finds that the proposal is consistent with the applicable provisions of the City's Design Guidelines and all applicable City ordinances. As conditioned, the Commission finds that the project in its entirety will be compatible with surrounding development.

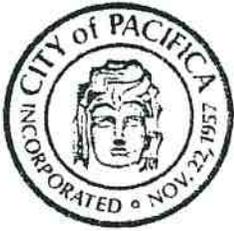
COMMISSION ACTION

D. MOTION FOR APPROVAL:

Move that the Planning Commission APPROVE SP-122-01 subject to conditions 1 thru 8, as contained within this staff report and that all maps and testimony be incorporated herein by reference.

ATTACHMENTS:

-
- a. Description of intended use, 2/23/01
 - b. Location Map
 - c. General Plan & Zoning Exhibit
 - d. P-F, Public Facilities
 - e. Plans



Scenic Pacifica

CITY HALL • 170 Santa Maria Avenue • Pacifica, California 94044-2506

Telephone (650) 738-7300 • Fax (650) 359-6038
www.ci.pacifica.ca.us

April 3, 2001

Mr. Steve Lesley
588 Mastick Ave.
San Bruno, CA 94066

Dear Mr. Lesley:

**RE: PROPOSED STORAGE BUILDING – WESTBOROUGH WATER DISTRICT PROPERTY,
SKYLINE BLVD. & SHARP PARK ROAD, PACIFICA; APN: 009-320-230 (SP-122-01)**

At their regular meeting of April 2, 2001, the Pacifica Planning Commission approved (6 - 0) the Specific Plan amendment (SP-122-01) for the new storage building at the location, above. The approval was granted subject to the following conditions:

Planning Division:

1. The proposed storage building shall be substantially in accord with the plans titled: "STORAGE BUILDING AT SKYLINE TANK SITE" as prepared by Steven S. Lesley, Architect, consisting of four (4) sheets, dated "Received 2/23/01", except as modified by the following:
2. The final exterior design of the building, in terms of materials and color, shall require City Planner approval prior to issuance of a building permit.
3. Applicant shall obtain a Heritage Tree Permit, if determined necessary by the Public Works Department, prior to or concurrent with issuance of a building or grading permit, whichever occurs first.
4. Applicant shall submit a tree protection plan, as determined necessary by the City Planner, to minimize construction encroachment within the drip line of existing Heritage Trees offsite, prior to issuance of a building or grading permit, whichever occurs first.
5. Applicant shall provide a plan for a live vegetative cover over all areas disturbed by grading, for erosion control, subject to City Planner approval, prior to issuance of a building or grading permit, whichever occurs first. Assurance shall be made that said vegetation is fully established, to the satisfaction of the City Planner.
6. Building permit drawings and subsequent construction shall substantially conform to the approved planning application drawings. Any modifications must be reviewed by the City Planner, who is authorized to approve minor modifications and has discretion to determine whether the modification requires additional approval by the Planning Commission.
7. Applicant shall submit a written explanation of where AND how each of the above and below items has been met on the plans.

Mr. Steve Leslie
April 3, 2001
Page 2

Engineering:

8. Applicant shall verify and rectify the bearings and distances of the property line on the site plan and grading & drainage plan.

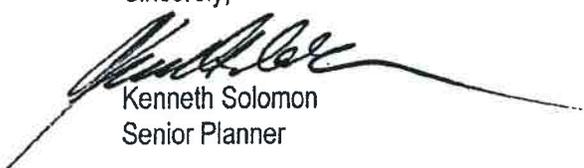
In addition to the above, use of the storage building shall be in accordance with your "Written Description of Intended Use" that was attached to the Planning Commission staff report.

As a reminder, the decision of the Planning Commission is not final and effective until the 10-day appeal period has expired without event, at 5:00 p.m. on April 12, 2001. You will be informed should any appeal(s) be filed. As such, no building permit can be issued until after the appeal period has passed.

When you apply for a building permit, please specify in writing where and how each of the conditions, above, have been met on the submitted plans or as otherwise required.

If you have any questions regarding this matter, please contact me at (650) 738-7341.

Sincerely,



Kenneth Solomon
Senior Planner

c:
City Planner / Planning File
Westborough Water District, 2263 Westborough, SSF 94083
County Assessor

EXPIRATION DATE: APRIL 2, 2003

The Permit will automatically expire on the above date unless a building permit has been issued and construction started on the site and diligently pursued toward completion.

PLEASE NOTE THIS IS NOT A BUILDING PERMIT

February 23, 2001

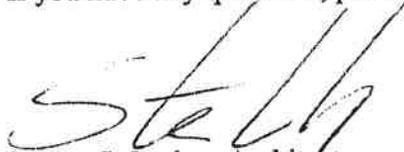
City of Pacifica Planning Department
170 Santa Maria Ave.
Pacifica, California 94044

RE: Proposed Storage Building- Westborough Water District Property at Skyline &
Sharp Park Road, Pacifica (APN: 009-320-230)

Written Description of Intended Use

The existing 2.8 acre site has three water tanks and a storage building. The proposed storage building is to house standby emergency equipment, materials and vehicles. Much of the emergency equipment to go into the proposed storage building is already currently stored there under tarps or out in the open. The new facility will help house these items and protect them from the elements and put them out of view. There will be one full size pickup, one small backhoe and a trailer stored inside the building. No vehicles will be stored outside the building. Among the items stored will be emergency equipment, such as water meters, valves, piping, emergency repair supplies, gravel and sand. There will be a hoist for loading and unloading heavy emergency equipment to and from the pickup or trailer. There will be no vehicle repairs done at this facility, indoors or outdoors. Nor will there be any servicing any equipment. The work bench is for storage and layout. The amount of traffic expected to this facility will remain the same as it stands today. There will be about one worker once per day for about an hour to pick up or drop off equipment stored there. The hours of use will be 8:00 am to 5:00 pm, Monday through Friday. The only other time would be any emergencies that may arise.

If you have any questions, please call me.



Steven S. Lesley, Architect
588 Mastick Ave.
San Bruno, Ca 94066
(650) 871-9903 phone
(650) 871-9904 fax

FEB 23 2001

CITY OF PACIFICA

TREE PROTECTION PLAN FOR
WESTBOROUGH WATER DISTRICT
STORAGE BUILDING AT SKYLINE TANK SITE
PACIFICA, CA

November 27, 2001

Prepared by

Kieth Willig Landscape Architecture & Construction
1150 El Camino Real
Menlo Park, CA 94025
Phone (650) 473-1150
Fax (650) 326-4590

ATTACHMENT G

TREE PROTECTION PLAN FOR
WESTBOROUGH WATER DISTRICT
STORAGE BUILDING AT SKYLINE TANK SITE
PACIFICA, CA

SUMMARY

The site has existing Monterey Cyprus trees outside an existing chain linked fence bordering the property line. The tree drip line is outside the building pad, but certain mitigation measures should be implemented to ensure construction equipment and construction procedures within the drip line protect the trees and their root system from any digging and or excavation around the drip line root area.

RECOMMENDATIONS

It is recommended that a four (4) foot high orange temporary fencing be placed under the tree drip line (see Landscape Plan Sheet L2 of the Construction Documents) during construction. If construction activity is to occur within this area, the contractor shall employ a qualified arborist to be present to moderate or mitigate any pruning, cutting and any excavations exposing tree roots. Contractor shall be responsible for informing all subcontractors and or posting any signage along with the fencing. The contractor shall abide by all city codes and ordinances pertaining to the preservation of heritage trees and abide by all required permits. All trees shall be protected and maintained in good health.