

**CITY OF PACIFICA  
PLANNING DEPARTMENT  
DEVELOPMENT PERMIT APPLICATION**

(Please type or print clearly)

**STAFF WILL NOT ACCEPT APPLICATIONS THAT ARE MISSING THE CHECKED ITEMS, ARE NOT SIGNED, OR THAT HAVE BEEN ALTERED. PRIOR TO COMPLETION AND SUBMISSION, PLEASE CHECK WITH THE PLANNING DEPARTMENT TO ENSURE YOU ARE USING THE MOST CURRENT CHECKLIST.**

**FOR STAFF USE ONLY:**

**TYPE OF APPLICATION AND FILE NUMBER**

Permit for Site Development	PSD- _____	Development Plan	DP- _____	x
Use Permit	UP- _____	Specific Plan	SP- _____	x
Coastal Development Permit	CDP- _____	Minor Modification	MM- _____	
Variance	PV- _____	Parking Exception	PE- _____	
General Plan Amendment	GPA- _____	Tentative Subdivision Map	SUB- _____	
Rezoning	RZ- _____	Mod. to Subdivision Regs.	MOD- _____	
Zoning Text Amendment	TA- _____	Transfer of Dev. Rights	TDR- _____	
Historic Landmark Designation	HLD- _____	Sign Permit	S- _____	
Historic Preservation Permit	HP- _____	Sign Exception	SE- _____	
Administrative Review	A- _____	Other: _____		

**I. APPLICANT INFORMATION: ALL ADDRESSES MUST INCLUDE A PHYSICAL STREET ADDRESS**

<b>A. Applicant</b>	<b>Property Owner</b>	<b>Agent/Architect/Designer</b>
Name <u>Paul C. Huele</u>	Name _____	Name <u>Rene Bihan</u>
Street Address <u>231 W. Fulton St.</u>	Street Address <u>231 W. Fulton St.</u>	Street Address <u>301 Battery St 2M</u>
P.O. Box _____	P.O. Box _____	P.O. Box _____
City <u>Grand Rapids</u>	City <u>Grand Rapids</u>	City <u>San Francisco</u>
State/Zip <u>MI 49503</u>	State/Zip <u>MI 49503</u>	State/Zip <u>CA 94111</u>
Phone # <u>616-855-3333</u>	Phone # <u>616-855-3333</u>	Phone # <u>415-836-8770</u>
home      business	home      business	home      business
cell # _____ fax # _____	cell # _____ fax # _____	cell # _____ fax # _____
E-mail: <u>pcheule@eenhoorn.com</u>	E-mail: <u>pcheule@eenhoorn.com</u>	E-mail: <u>rbihan@swagroup.com</u>
Primary Contact? Y/N <u>Y</u>	Primary Contact? Y/N <u>Y</u>	Primary Contact? Y/N <u>Y</u>

**B. Authorization for Agent**

I hereby authorize \_\_\_\_\_ to act as my Agent and to bind me in all matters concerning this development application and to act as my agent for service of process.



Property Owner's Signature

6/30/16

Date

Paul Heule

Property Owner's Name (print)

**II. PROJECT INFORMATION**

Project Street Address Quarry Property, Pacifica, CA Assessor's Parcel Number 018-150-110, 018-150-120, 018-150-150

Project Description: (briefly summarize the proposed project)

The project intends to develop the Pacifica Quarry site in a combination of wetland and hillside open space, a Creekside park with recreational trails, a hotel/conference venue, and a clustered commercial/residential village adjacent to the Rockaway Beach commercial district (the Quarry Village).

Existing Use Quarry (not in use)

**STAFF USE ONLY**

Date Submitted: _____	Fee Deposit: _____	General Plan: _____	Notice Recipients (#): _____
Date Complete: _____	Receipt No.: _____	Zoning: _____	

**III. ACKNOWLEDGEMENT AND AGREEMENT BY APPLICANT AND OWNER**

**NOTICE TO APPLICANT AND OWNER: FAILURE TO SIGN THIS PART OF THE APPLICATION SHALL RESULT IN THE APPLICATION BEING WITHHELD FROM FURTHER PROCESSING.**

A. i. (APPLIES FOR TENTATIVE, PARCEL OR FINAL MAP APPLICATIONS ONLY)

I, the undersigned, hereby agree to defend, indemnify, and hold harmless the City or its agents, officers, and employees from any claim, action or proceeding against the City or its agents from any claim, action or proceeding against the City of its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards or City Council concerning a parcel, tentative or final map application, which action is brought within the time period provided for in California Government Code Section 66499.37. The City shall promptly notify me of any claim, action, or proceeding and the City shall cooperate in the defense.

ii. (APPLIES TO ALL OTHER APPLICATIONS)

I, the undersigned, hereby agree to 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 acts 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 myself, City, and /or parties initiating or bringing such Proceeding. If I am required to defend the City as set forth above, the choice of counsel shall be acceptable to City.

- B. I, the undersigned, hereby agree to pay City Fees for costs of processing my application (hereinafter "Fees"), and will enter into a reimbursement agreement with the City for the payment of such Fees. I hereby acknowledge and agree that the Fees paid herewith may not be adequate to fully reimburse the City for costs incurred in connection with the application process, and that periodically, as the need arises, I may be called upon to make further deposit of Fees. In the event, for any reason, a City request for further deposit of funds is not fully satisfied within thirty (30) calendar days, the City shall cease processing this application and the related project, and shall treat the failure to make the requested deposit of Fees as my request to cease processing the application. The advance of Fees shall not be dependent upon the City's approval or disapproval of my application, or upon the result of any action, and shall in no way influence the project. Neither myself, nor any other person providing funding for the project shall, as a result of such funding, have any expectation as to the results of the application process or the selection of an alternative favorable to or benefiting me.

Further, I acknowledge and agree that I shall pay all consultant fees associated with environmental analysis of the project, or such other consultants as may be determined necessary in the discretion of the City staff to assist with City staffs' review of the project including, but not limited to, legal, geotechnical and traffic consultants.

- C. I, the undersigned, hereby acknowledge and agree that once the plans for the project are submitted to the City, the City retains a copy of the plans and the plans become a part of the City's public project file, subject to public inspection.
- D. I, the undersigned, hereby acknowledge and agree that the comments of staff regarding the project are for guidance purposes but the final decision on the project rests with the Planning Commission and/or Pacifica City Council.

- E. I, the undersigned, hereby acknowledge and agree that my failure to provide complete, truthful and accurate information necessary to process the application, or to provide public notice as required, may result in a delay in processing the application, or may constitute grounds for denial or revocation of the permit requested herein, and may result in the City ceasing processing this application and the related project, and treating the failure as my request to cease processing the application.
- F. I, the undersigned, hereby acknowledge and agree that any documents approving the project and/or conditions of approval may be recorded with the San Mateo County Recorder's Office. If requested, I agree to sign a document to allow such documents to be recorded.
- G. I, the undersigned, hereby declare under penalty of perjury pursuant to laws of the State of California that all of the information contained in this application is true and correct of my own personal knowledge.

	<u>6/30/16</u>	<u>Paul Heule</u>
Applicant/Agent Signature	Date	Applicant/Agent Name (print)

	<u>6/30/16</u>	<u>Paul Heule</u>
Property Owner Signature	Date	Property Owner Name (print)

**GENERAL NOTES**

- A. No permit issued pursuant to this application will grant any right or privilege to use any building or land contrary to the provisions of federal, state or local law. All provisions of law applicable to the project shall be in force whether specified or not.
- B. All projects that involve a new building, or an addition to an existing building, are subject to all applicable fees authorized or required by law.
- C. The City hereby informs you that you may make a written request, by separate letter, to receive notice from the City of a proposal to adopt or amend any of the following plans or ordinances: a general plan; a specific plan; a zoning ordinance; an ordinance affecting building permits or grading permits. You must specify, in the written request, the types of proposed action for which notice is requested.
- D. The applicant should be aware of the provisions of Government Code Section 65961.
- E. Upon receipt of the required application materials, the City shall determine in writing within 30 days whether the application is complete. Once complete, the City will review and consider the application consistent with applicable law, including Government Code Section 65920 et seq. (Permit Streamlining Act).

#### IV. MATERIALS REQUIRED

Submit the following application materials where indicated by a checkmark.

<u>Date</u>	<u>Required</u>	<u>Received</u>	
_____	_____	_____	Deposit: Planning _____ Engineering _____ Legal _____ Total _____
_____	_____	_____	Complete the attached Reimbursement Agreement as required in section III.B of this form.
_____	_____	_____	Environmental Information Form (copy attached).
_____	_____	_____	Title Report (prepared within 6 months of application) – Two (2) copies.
_____	_____	_____	Evidence of legal interest in the property proposed to be developed by the owner signing the application (i.e. Deed, Title, Lease, Escrow Instructions, Tax Statement), or authorization of the signatory to represent the property owner (i.e. Articles of Incorporation, Power of Attorney).
_____	_____	_____	Letter of explanation describing the project in detail. Include information on existing and proposed: structures, architectural style/materials, grading, roads, driveways, fences/walls, hours of operation, # of employees, parking, circulation, delivery schedule, etc.
_____	_____	_____	Photographs of the property and surrounding area.
_____	_____	_____	Preliminary geotechnical report, including flood hazard and fault info- three (3) copies, including one unbound report. If project site is within an Alquist-Priolo earthquake fault zone, submit a geologic report.
_____	_____	_____	Indicate whether property is located within a flood hazard area. If property is within a flood hazard area the elevation of the lowest floor, including the basement, shall be certified by a registered professional engineer or surveyor to be properly elevated. Such certification shall be provided to the Flood Plain Administrator.
_____	_____	_____	Estimate additional vehicular trips generated by the proposed project. Prepare estimate in accordance with the current edition of the Institute of Transportation Engineers (ITE) "Trip Generation Manual."
_____	_____	_____	C.3 Checklist, completed and signed. For regulated projects, submit plans showing drainage management areas (DMAs) and treatment measures.
_____	_____	_____	Hydrology calculations based on a 100-year storm for the entire development, prepared by a registered professional, to determine the size of all proposed storm drain facilities and the impact on the existing system (storm drains, creeks, and waterways). If the calculations reveal that the city system would be negatively impacted, those impacts shall be mitigated to the satisfaction of the City Engineer. Hydrology calculation report shall be signed and stamped by a registered engineer.
_____	_____	_____	Preliminary landscape plan showing, at a minimum, placement of landscaping, plant size, plant species, and irrigation plan.
_____	_____	_____	Model Water Efficient Landscape Ordinance Checklist (for development projects that exceed 2,500 square feet of new or replaced landscape area, and for homeowner projects that exceed 5,000 square feet of new or replaced landscape area).
_____	_____	_____	Color and material samples
_____	_____	_____	Exterior lighting plan.
_____	_____	_____	Submit written evidence from the North Coast County Water District (2400 Francisco Blvd., Pacifica) that water pressure is sufficient for domestic and fire sprinkler uses.
_____	_____	_____	For non-residential projects, submit the "Information Regarding Hazardous Materials" form.
_____	_____	_____	8 copies of the site plan (for initial submittal) containing the information below (15 copies of the final version will be necessary prior to hearing):
			(a) Exterior boundaries of the subject property and property dimensions.
			(b) Bearings and dimensions of property lines, and referenced survey monuments
			(c) Existing topography and existing average cross slope prepared by a registered

engineer or a licensed surveyor. Include contours at a scale appropriate to the project site.

- (d) Location and dimensions of existing and proposed structures, and their ages, and location and distance from nearest adjacent buildings.
- (e) Location, design, dimensions of proposed parking and loading facilities.
- (f) Location, height, design and type of fencing and retaining walls.
- (g) Location of creek or other waterways, if any.
- (h) Dimensions of setbacks and building separations.
- (i) Location and dimensions of existing and proposed street improvements, including, but not limited to: gutters, curbs, sidewalks, street centerlines, street widths, alleys and easements. If a driveway approach is being added or altered, show distances to nearest existing driveways in both directions. (contact Engineering Division)
- (j) Existing traffic and parking control signs, signals, and curb and pavement markings, and existing street lighting, as well as any proposed changes thereto.
- (k) Existing and proposed storm water drainage patterns, ultimate discharge point, proposed drainage modifications including how runoff is and would be conveyed to a public street, storm drain, adjacent creek, or waterway. Include stormwater treatment measures, as applicable.
- (l) Specify the location, species and size of all heritage trees with driplines extending over the construction area. Indicate the extent of the canopy in the illustrations. If work is proposed within the dripline of a heritage tree or removal, relocation or trimming is proposed, submit a tree protection plan prepared by a qualified arborist, horticulturalist, landscape architect or other qualified person. Refer to Section 4-12.07 of the Pacifica Municipal Code for a list of required tree protection plan contents and objectives. If there are no heritage trees with canopies extending over the proposed construction area, indicate this on the plans.
- (m) Location and dimensions of all existing and proposed public easements, including, but not limited to, utility, drainage, and public access easements.
- (n) Location and dimensions of all existing and proposed private easements, including, but not limited to ingress and egress easements.
- (o) Location, dimensions of existing and proposed legal and physical access to the site.
- (p) Existing and proposed sewer improvements that includes how the proposed system connects to the existing main. (contact Wastewater Division)
- (q) Existing and proposed utilities such as water, gas, electric, telephone and cable, and how the proposed project connects to the existing systems, including any new on- or off-site poles, vaults, cabinets or other structures. All proposed new utilities must be installed underground from the nearest joint pole or box. (contact Engineering Division)
- (r) Indicate the address and Assessor Parcel Number of adjacent properties.
- (s) Indicate all lot data including the lot area, existing and proposed lot coverage, and the existing and proposed landscape coverage, expressed in square feet and percentage of total lot area; existing and proposed floor area (excluding garage); and, existing and proposed garage area.
- (t) On-site circulation plan, including directional and regulatory signage.
- (u) Existing and proposed fire service features in the vicinity of the project, to include locations of fire hydrants and cross streets or fire apparatus turnarounds.
- (v) Per the adopted City of Pacifica Complete Street Policy, developments shall include, but not be limited to, bicycle and pedestrian facilities. (contact Engineering Division for full requirements)
- (w) For multi-family residential projects, provide the following information: a table on the coversheet showing occupancy group, type of construction, total number of units, and

total number of accessible units.

- (x) For commercial projects, provide the following information: occupancy group, type of construction, total number of parking stalls, number of accessible parking stalls, exit analysis, allowable area calculation.

\_\_\_\_\_ 8 copies (for initial submittal) of floor plans, elevations (front, rear, and all sides), grading plans, drainage plans, and sectional plans (15 copies of the final version will be necessary prior to hearing).

\_\_\_\_\_ 8 copies of building elevation(s), \_\_\_\_\_perspective renderings or photo simulation (if checked), \_\_\_\_\_visual aids (if checked) showing height and massing of the project and adjacent buildings. (15 copies of the final version will be necessary prior to hearing)

\_\_\_\_\_ One 8-1/2" x 11" reduction of all plans or maps.

\_\_\_\_\_ Electronic version in PDF format of all project materials.

\_\_\_\_\_ If the proposal includes the disturbance of any land within the Hillside Preservation District (HPD) submit the calculations used to derive the coverage information, described in Section 9-4.2257 of the Pacifica Municipal Code.

\_\_\_\_\_ For SIGN PERMIT(S), design, including materials, colors, shape, location, size, area, copy, and illumination of all proposed and/or existing signs; street frontage of lot and building.

\_\_\_\_\_ For DEVELOPMENT PERMIT (DP) APPLICATIONS, the additional material required by Pacifica Municipal Code Section 9-4.2205 (copy attached).

\_\_\_\_\_ For SPECIFIC PLAN (SP) APPLICATIONS, the additional material required by Pacifica Municipal Code Section 9-4.2208 (copy attached).

\_\_\_\_\_ For TENTATIVE SUBDIVISIONS (SUB) or PARCEL MAP AND SUBDIVISION MODIFICATION (MOD) APPLICATIONS, the additional material required by Pacifica Municipal Code Sections 10-1.401 through 10-1.405 (copy attached), and an Engineering Division Tentative Map Checklist.

\_\_\_\_\_ For COASTAL DEVELOPMENT PERMITS (CDP): a written statement showing (1) whether the project is consistent with policies of the Local Coastal Land Use Plan, and (2) if the project is between the nearest public road and the shoreline, whether the project is in conformity with the public recreation policies of Chapter 3 of The California Coastal Act.

\_\_\_\_\_ For VARIANCES (PV) and MINOR MODIFICATIONS (MM), a written statement, plans and evidence showing that the special circumstances and criteria of Pacifica Municipal Code Section 9-4.3404 are met (copy attached).

\_\_\_\_\_ For HISTORIC LANDMARK DESIGNATIONS (HLD) and HISTORIC PRESERVATION PERMITS (HPP), the additional material required by Pacifica Municipal Code, Chapter 7 (copy attached).

\_\_\_\_\_ For TRANSFER OF DEVELOPMENT RIGHTS (TDR), the additional material required by Pacifica Municipal Code Section 9-4.4207 (copy attached).

\_\_\_\_\_ For WIRELESS COMMUNICATIONS FACILITIES submit the supplemental materials described in Section 9-4.2614 of the Pacifica Municipal Code and the Wireless Communications Facility supplemental application.

\_\_\_\_\_ The plans and other application materials must be sorted and assembled prior to submission to the Planning Department. Minimum plan sheet size is 24" X 36".

\_\_\_\_\_ Additional study/analysis required: \_\_\_\_\_

**V. ADDITIONAL INFORMATION MAY BE REQUIRED**

The City of Pacifica may require submission of additional information in order to clarify, amplify, correct or supplement the information submitted with the initial application for purposes of environmental review of the proposed project as required by the California Environmental Quality Act (CEQA). This may include, but is not limited to, soils and geotechnical reports, surveys, biological reports, special studies, renderings, perspectives, landscaping plans, traffic studies, wastewater flow studies, and arborist reports, or similar supplemental information to adequately review and assess the project.