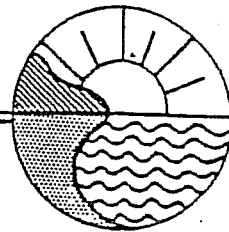


AGENDA



Planning Commission – City of Pacifica

DATE: Monday, July 19, 2010
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: July 6, 2010

Designation of Liaison to City Council Meeting of: July 26, 2010

CONSENT ITEMS:

PUBLIC HEARINGS:

1. UP-012-10 PV-504-10 **USE PERMIT and VARIANCE**, filed by the agent, Zon Architects, on behalf of the applicant, T-Mobile West Corporation, and the owner, North Coast County Water District, to install a new wireless facility including a monopole with six antennas and equipment cabinets at 4700 Fassler Avenue, Pacifica (APN 022-150-370). Recommended CEQA status: Exempt. Proposed Action: Continue to August 2, 2010 (Continued from June 7, 2010)
2. UP-013-10 CDP-325-10 PSD-780-10 SUB-220-10 **USE PERMIT, COASTAL DEVELOPMENT PERMIT, TENTATIVE SUBDIVISION MAP, and SITE DEVELOPMENT PERMIT**, filed by the agent, Carlos Dominguez, on behalf of the owner, Kathleen Gallagher, to construct a two unit, two-story condominium duplex on a vacant lot on Beach Boulevard, between Carmel Avenue and Santa Maria Avenue, newly addressed as 1777 and 1781 Beach Boulevard, Pacifica (APN 016-031-310). Recommended CEQA status: Exempt. Proposed Action: Approval as conditioned

OTHER AGENDA ITEMS:

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.

CITY OF PACIFICA

AGENDA MEMO

DATE: July 19, 2010

TO: Planning Commission

FROM: Christina Horrisberger, Assistant Planner

SUBJECT: **Agenda Item No. 1:** Use Permit, UP-012-10, and Variance, PV-504-10, to install a new wireless communications facility, including a new monopole, 6 new antennas and related equipment, at 4700 Fassler Avenue, Pacifica (APN 022-150-370).

On June 7, 2010 the Planning Commission continued consideration of Use Permit, UP-012-10, and Variance, PV-504-10, to install a new wireless communications facility, including a new monopole, 6 new antennas and related equipment, at 4700 Fassler Avenue. During the hearing the Commission expressed concern about visual impacts associated with the project and requested that the applicant return with additional information regarding facility screening. The Commission also asked for more information concerning dimensions of existing structures located on the subject property.

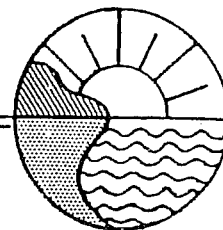
The applicant is working toward submittal of a revised project proposal and has requested that review of the project be continued to the Planning Commission meeting on August 2, 2010.

COMMISSION ACTION REQUESTED

Move that the Planning Commission **CONTINUE** UP-012-10 and PV-504-10 to the Planning Commission meeting on August 2, 2010, with the public hearing open.

STAFF REPORT

PLANNING COMMISSION - CITY OF PACIFICA



DATE: July 19, 2010

ITEM: 2

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of Public Hearing was published in the Pacifica Tribune on July 7, 2010, and 46 surrounding property owners and tenants were notified by mail.

FILE: PSD-780-10
CDP-325-10
UP-013-10
SUB-220-10

AGENT: Carlos Dominguez of Dominguez Associates, 40 Humboldt Court, Pacifica, CA 94044

OWNER: Kathleen Gallagher, 38 Renz Road, Mill Valley, CA 94941

LOCATION: 1777 and 1781 Beach Boulevard (APN 016-031-310)

PROJECT DESCRIPTION: Construct two unit, two-story condominium duplex of approximately 2,000 square feet each including two garage spaces per unit on a vacant lot.

General Plan: Medium Density Residential
Zoning: R-2/CZ (Two-Family Residential)

RECOMMENDED CEQA STATUS: Exempt Section 15303

ADDITIONAL REQUIRED APPROVALS: None. Appealable to the City Council and Coastal Commission.

RECOMMENDED ACTION: Approval.

PREPARED BY: Kathryn Farbstein, Assistant Planner

ZONING STANDARDS CONFORMANCE for Duplex

<u>Development Standards</u>	<u>Max/Min</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size	5,000 sq. ft.	6,375 sq. ft.	6,375 sq. ft.
Minimum Lot Width	50'	64'	64'
Height	35'	NA	32'
Front Setback to Living Area	15'	NA	20'
Interior Side Setback	5'	NA	5'
Rear Setback	20'	NA	30'
Lot Coverage	60%	NA	37%
Landscape Area	20%	NA	38%
Usable Common Open Space (includes private open space)	1,500 sq. ft.	NA	2,243 sq. ft.
Private Open Space Per Unit	150 sq. ft. per unit	NA	637 sq. ft. per unit
Parking:			
-Back Up Space	25		28
-Number of Garage Spaces	4 (2 per unit)	NA	4 (2 per unit)

PROJECT SUMMARY

A. STAFF NOTES:

1. Project Description: The applicant is proposing to construct a two unit, two-story condominium duplex on a vacant lot located between two corner lots with existing buildings. Both condominium units would have the same floor plans with approximately 2,000 square feet of floor area and 120 square feet of deck/balcony area. The ground floor for each unit contains approximately 700 square feet of floor area with a family room, bedroom, bathroom, laundry room and storage space. The garage of approximately 400 square feet satisfies code requirements for a two car garage. The second level comprising approximately 1,200 square feet of floor area contains a dining room, living room, a kitchen, a pantry area, two bathrooms and two bedrooms. In addition, the second story will cantilever approximately five feet beyond the front wall of the first floor facing Beach Blvd. and approximately 7 feet on the rear elevation above the garages.

The garages are placed at the rear of the building (on the east side) and are accessed from Santa Maria Avenue with an easement across the adjacent developed lot to the south addressed as 1785 and 1789 Beach Blvd. A Right of Way Access Agreement was recorded on May 14, 1998 which grants the owner a perpetual easement to use 20 feet across the rear (east) portion of the adjacent lot at 1785 and 1789 Beach Blvd. for vehicular and pedestrian access to the subject site.

2. General Plan, Zoning, and Surrounding Land Use: The General Plan designation is Medium Density Residential and zoning classification is R-2/CZ (Two-Family

Residential/Coastal Zone). On the west, the subject site is bounded by Beach Blvd. and the Pacific Ocean beyond. The property to the south of the subject site has the same General Plan and zoning designations. The property to the north has a General Plan classification of Low Density Residential and an R-1 Zoning designation. The properties to the east of the subject site have two General Plan designations of Low Density Residential and High Density Residential, and two zoning designations of R-1 and R-3. The other nearby properties are developed with a variety of dwellings, ranging from three story apartments to single story beach cottages.

3. Municipal Code: Section 9-4.4303 (a) of the Zoning Code requires development in the Coastal Zone to obtain approval of a Coastal Development Permit. The subject site is within the appeal area and the Coastal Zone due to its location within 300 feet of the ocean and west of Highway 1. Section 9-4.2403 (a) of the Zoning Code requires approval of a Use Permit and Site Development Permit for all condominium projects; approval of a Tentative Parcel Map for the condominium subdivision is also necessary. Section 9-4.3201 (a) of the Zoning Code also requires approval of a Site Development Permit for all new construction in the R-2 zone.

4. CEQA Recommendation: Proposed is the construction of two dwelling units; therefore, Class 3 (b) as defined below applies to the project:

15303. New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

(b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.

In this case, one duplex comprising two dwellings total is proposed in an urbanized area where up to six dwelling units can be considered exempt from CEQA. This is an infill lot surrounded by a variety of residentially developed properties and the proposed duplex is consistent with the neighborhood.

5. Site Development Permit: Pursuant to Section 9-4.3204, a Site Development Permit cannot be issued if the Commission finds that the project would have one or more of the briefly summarized following negative impacts:

- a. Potential traffic hazards
- b. Parking accessibility problems
- c. Insufficient landscape areas
- d. Restricted light and air on the property or other surrounding properties

- e. Creation of a substantial detriment to an adjacent residential district
- f. Excessive damage to the natural environment
- g. Insufficient site and structural design variety

6. Use Permit: The Planning Commission shall grant approval of a Use Permit to allow condominiums to be developed on the subject site when all of the following findings are made:

- a. That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, and welfare of the persons residing or working in the neighborhood or to the general welfare of the City;
- b. That the use or building applied for is consistent with the applicable provisions of the General Plan and other applicable laws of the City and, where applicable, the Local Coastal Plan; and
- c. Where applicable, that the use or building applied for is consistent with the City's adopted Design Guidelines.

7. 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.

8. Tentative Map: Section 10-1.407 (b) of the Municipal Code states that the Planning Commission may approve a Tentative Parcel Map for the condominium subdivision of up to four units "if it finds that the proposed subdivision, together with the provisions for its design and improvements, is consistent with the General Plan, any Specific Plan, the Local Coastal Program, and the zoning provisions." In this case, the subdivision will be for two condominium units.

9. Staff Analysis:

Site Development Permit – Vehicular access for the duplex will be from Santa Maria Avenue which is a one-way street in the west bound direction. As described earlier, the two garages will be accessed from the rear of the building on the east side of the property. The subject site has an access easement across the adjacent property to the south (1785 and 1789 Beach Blvd.). This is consistent with the existing duplex at 1785 and 1789 Beach Blvd. because it also has garage spaces at the rear of the building on the east side. No potential hazards will be caused by the addition of four more garage spaces on the rear of the proposed duplex. There is excess back up space and visibility for cars entering and exiting the site is sufficient as determined by the Engineering Division. All four spaces satisfy code requirements and are easily accessible; therefore, no parking accessibility problems will be created. No street parking spaces will be

removed because the existing driveway at 1785 and 1789 Beach Blvd. will be utilized as vehicular access to the subject site. Sufficient landscaping of 38% of the lot area or approximately 1,200 square feet per unit is provided on the subject site.

In response to additional findings required for the granting of a Site Development Permit, a greater than 30 foot rear yard setback for the dwellings on the subject site will ensure that there are no light and air impacts to the one-story and two story dwellings to the east (rear) of the site. A two-story dwelling is located on the north and south sides of the subject site; and these existing adjacent dwellings are approximately the same height as the proposed duplex. The site is bounded by Beach Blvd. and the Pacific ocean beyond on the west side. Five foot side setbacks are proposed for the duplex and at least a 10 foot separation will be created between the new and existing buildings, which will provide sufficient light and air for each of the structures.

The subject site is within a residential neighborhood with a variety of dwellings; therefore, construction of a duplex is consistent with the surrounding properties and would not be a substantial detriment to the neighborhood. Development of the subject site would not impact the natural environment because the lot is located in an urbanized area and is overgrown with invasive plants. The proposed design is similar to other buildings along Beach Blvd. and features a peaked roof, large view windows and decks similar to other dwellings in the West Sharp Park neighborhood.

Use Permit – The General Plan and zoning designation allow the proposed duplex and multiple-family use on the subject site. The site is surrounded by single-family and multiple family dwellings. Some of the older dwellings are single-story beach cottages while the newer development tends to be two-story multiple-family dwellings. The proposed two story duplex is similar to many of the multi-family buildings in the area; and therefore, it is in scale with the neighborhood and substantially consistent with the Design Guidelines.

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), and it should be designed and scaled for compatibility with surrounding uses (Coastal Act Policy #24). This is an infill lot surrounded by other properties developed with single-family and multi-family residential dwellings. As described previously, the proposed duplex is two stories, the same as the dwellings on three sides of the subject site and similar to other dwellings recently constructed in the West Sharp Park neighborhood. The existing vegetation is invasive and would be replaced with native species if the project were approved.

Tentative Map – As described previously in this staff report, the proposed duplex is consistent with the General Plan, the Local Coastal Program, and development standards. In addition, the design and proposed improvements are consistent with the Design Guidelines because it is in scale with the other residential buildings which are primarily two stories and there are architectural features incorporated into the project as discussed below.

Design – As discussed previously, the applicant is proposing a two-story duplex, fronting onto Beach Blvd. The garage will be accessed from the rear (east) of the structure which creates an opportunity for a more attractive front elevation without the garage doors. In this case, the

design of the front (west) elevation consists of large view windows on the first level and glass front doors, balconies and an architectural element for each unit on the second floor that cantilevers beyond the first floor and resembles a bay window with floor area, and varied siding materials. The siding materials consist of horizontal plank siding and shingles. An octagonal vent just below the peak of the roof and the balconies with stainless steel poles and cable railings also adds visual interest to the façade. The overall height of the structure will be less than 32 feet.

The Design Guidelines encourage new buildings to be in character with the surrounding neighborhood by incorporating design features of an area into the design of new development. In this case, the new structure is two-stories with a low peaked roof, large view windows and balconies. These features are found in many of the nearby dwellings located in the West Sharp Park neighborhood. The design of the project is attractive and many interesting architectural features are incorporated as recommended in the Design Guidelines.

10. Summary: In staff's opinion, the project satisfies all the Zoning Code development standards and it is consistent with the Design Guidelines. The two-story duplex would be surrounded on three sides by other two story buildings, and the neighborhood primarily consists of one and two story dwellings. Thus, staff believes that the findings necessary to approve the project can be made.

RECOMMENDATION AND FINDINGS

B. RECOMMENDATION:

Staff recommends that the Planning Commission **APPROVE** PSD-780-10, UP-013-10, SUB-220-10, and CDP-325-10 for a condominium duplex project at 1777 and 1781 Beach Boulevard, subject to the following conditions:

Planning Department

1. Development shall be substantially in accord with the plans entitled "Two Townhouses for Kathleen Gallagher 1777 and 1781 Beach Blvd.," consisting of 4 (four) sheets, dated June 22, 2010 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. Of this native plant requirement, the species shall be historically or currently present at site or similar sites with the same conditions. 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. 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. Declaration of Covenants, Conditions & Restrictions (CC&Rs). Prior to issuance of a building permit, the developer/owner shall prepare and record with the San Mateo County Recorder's Office a Declaration of Covenants, Conditions & Restrictions and Equitable Servitude's which shall run with the land and be binding on all future owners and occupants of each unit within the subject property and their successors, heirs and assigns, and shall be approved as to form and content by the City Attorney and Planning Director, which accomplishes the following:
 - a) The Declaration shall be binding upon each of the owners of each of the residential units on the subject property and their heirs, successors and assigns.
 - b) There shall be a Homeowners Association to manage the project. The Declaration shall specify that the Homeowners Association shall be responsible for the repair, maintenance and replacement of the building exteriors, exterior lighting, parking areas, common areas, utility areas within common areas, landscaping and building signage, sanitary sewer, private storm drain and other features. Maintenance of the private storm drain shall be the responsibility of the applicant and property owners.
 - c) The Declaration shall establish standards and guidelines for the maintenance, repair and replacement, where applicable, of all building exteriors, exterior lighting, parking, landscaping, signage, sanitary sewer, private storm drain, and other features and utility facilities within the common areas, to the satisfaction of the City of Pacifica. Maintenance of the private storm drain shall be the responsibility of the applicant and property owners.
 - d) The Declaration shall establish a mechanism for placing assessments against the owners of all residential units within the subject property for the purpose of financing the maintenance, repair and replacement of the building exteriors, common areas, parking, landscaping and building signage. The assessments shall be apportioned in an equitable manner.
 - e) The assessments shall be made, work shall be contracted for, and funds shall be disbursed by such person ("Agent") as may be delegated from time to time, by the Homeowners Association. The project owner shall act as the Agent as long as the project owner owns at least two of the units on the subject property.
 - f) Any assessment not paid when due shall become a lien against the unit of the nonpaying owner, which lien may be foreclosed by the Agent.
 - g) Communications. Each owner is responsible for, and shall agree to, furnish to each new tenant a copy of the CC&Rs prior to execution of a lease or purchase agreement for each unit.
 - h) The Declaration shall establish procedures for designating a project "Manager," if different than the "Agent," who shall at all times be responsible for security and/or maintenance of the overall project. At all times the Manager shall provide his/her name and current phone number to the Planning Director, including any changes thereto.
 - i) The Declaration shall include a provision that the provisions relating to this condition (Condition #11) shall not be amended without prior approval in writing from the City of Pacifica.

- j) The Declaration shall specify that the owners of each of the residential units on the subject property shall comply with all other applicable conditions of approval for the project.
 - k) The Declaration shall name the City of Pacifica as a third party beneficiary with the right (but not the obligation) to enforce the provisions required to be included in the CC&Rs.
12. The applicant shall 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 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.
13. As a condition of the Tentative (Condominium) Map, the subdivider shall defend, indemnify, and hold harmless the City of Pacifica and its agents, officers, and employees from any claim, action or proceeding against the City of Pacifica and its agents, officers, or employees to attack, set aside, void, or annul approval of subdivision, SUB-220-10. Pursuant to this condition, the City of Pacifica shall promptly notify the subdivider of any claim, action, or proceeding regarding the subdivision, and the City of Pacifica shall cooperate fully in the defense of such claim, action, or proceeding.
14. 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.

Wastewater Division of Public Works

15. No wastewater (including equipment cleaning wash water, vehicle wash water, cooling water, air conditioner condensate, and floor cleaning wash water) shall be discharged to the storm drain system, the street or gutter. New storm drain inlets shall be protected from being blocked by large debris to the Public Work Director's satisfaction.

Engineering Division of Public Works

16. 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.
17. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented. Drainage inlets shall be stenciled in thermoplastic "No Dumping Drains To Ocean."
18. Roadways shall be maintained clear of construction materials and debris, especially mud and dirt tracked onto Beach Boulevard. No material storage is allowed along Beach Boulevard. Dust control and daily road cleanup will be strictly enforced by the City Engineer or his designated representative.
19. The applicant shall submit a final map to the Engineering Division for review and approval by the City Engineer. The Final Map shall be stamped and signed by a qualified registered professional. All required monumentation shall be shown on the map and set prior to recordation of the map.
20. Should the applicant desire to record the final map prior to completion and acceptance of improvements, a Subdivision Improvement Agreement must be executed and all necessary fees and bonds associated with the agreement be paid. The bond shall be determined by the City Engineer. The bond may be in the form of cash, instrument of credit or surety bond.
21. Applicant shall enter into a Subdivision Improvement Agreement with the City of Pacifica to construct all on-site and off-site improvements, as depicted on the approved Tentative Map and any conditions and mitigations imposed on this project, prior to approval of the final map.
22. Prior to the execution of the Subdivision Improvement Agreement, applicant shall submit to Engineering Division the construction plans and necessary reports and engineering calculations for all on-site and off-site improvements to the satisfaction of the City Engineer. Such plans and reports shall include but not limited to:

C. FINDINGS:

1. **Findings for Approval of the Site Development Permit:** The Planning Commission finds that the size, location, and intensity of the proposed duplex at 1777 and 1781 Beach Blvd. will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern, taking into account the proposed use as compared with the general character and intensity of the neighborhood; that sufficient landscaped areas have been provided; that the new duplex will

not unreasonably restrict or cut out light and air on the property and on other property in the neighborhood, nor will it hinder or discourage the appropriate development and use of land and buildings in the neighborhood or impair the value thereof; that the residential project is not substantially detrimental to the character or value of the adjacent R district and existing dwellings; that the new buildings will not excessively damage or destroy natural features of the site; that the design of the project is compatible with other development in the neighborhood, thereby making it consistent with the City's adopted Design Guidelines; and that the project is consistent with the General Plan, Local Coastal Plan and other applicable laws of the City. Specifically, the Planning Commission finds that the project is a residential use that is in scale with the surrounding residential neighborhood, and that the design including large view windows, a peaked roof, and varied siding with shingles and horizontal planks has sufficient design variety for the duplex.

2. **Findings for Approval of the Use Permit:** The Planning Commission determines that the proposed duplex, as conditioned, is an appropriate use for the site. Specifically, the establishment, maintenance, or operation of the building applied for will not, under the circumstances of this particular case, be detrimental to the health, safety, and welfare of the persons residing or working in the neighborhood or to the general welfare of the City. The Commission further finds that the request is consistent with the City's adopted Design Guidelines. In particular, the proposed duplex will be compatible with the neighborhood that contains a variety of residential uses from single-family to multi-family dwellings.
3. **Findings for Approval of the Coastal Development Permit:** The Planning Commission finds that the proposed project, as conditioned, is in conformity with the City's Local Coastal Program and Public Recreation policies of Chapter 3 of the California Coastal Act. Specifically, the design and scale of the project is compatible with the surroundings in the West Sharp Park neighborhood. The project will not negatively impact any access to existing coastal recreation facilities, nor will it increase the demand for additional facilities or negatively affect any existing oceanfront land or other coastal area suitable for recreational use. The proposal will not have significant adverse effects, either individually or cumulative, on coastal resources.
4. **Findings for Approval of Tentative Map:** The Planning Commission finds that the required findings can be made for granting approval of the subdivision to create two condominiums in that the proposed subdivision is consistent with the General Plan and Zoning Ordinance of the City of Pacifica. In addition, the site is physically suitable for the type and density of development, no substantial environmental damage will be caused by the project, and no public health problems will result from development of the subject property. The proposed Tentative Map, which will create condominiums for the two residential units and allow each unit to be sold separately, is compatible and consistent with the adjacent and immediately surrounding properties that contain a variety of residential uses.

COMMISSION ACTION

D. MOTION TO APPROVE:

Move that the Planning Commission find that the project is exempt from CEQA and **APPROVE** PSD-780-10, SUB-220-10, UP-013-10, and CDP-325-10, subject to conditions 1 through 22, based on the findings contained within the July 19, 2010 staff report and all maps, documents, and testimony be incorporated herein by reference.

Attachments:

- a. Land Use and Zoning Exhibit
- b. Renderings (Planning Commission and City Council only)
- c. Plans and Elevations (Planning Commission and City Council only)