



PLANNING DEPARTMENT  
Planning • Building • Code Enforcement

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*Scenic Pacifica*

**MITIGATED NEGATIVE DECLARATION**

DATE: June 12, 2012

The Planning Department of the City of Pacifica has analyzed the project described below and has determined that with implementation of the proposed mitigation measures, the project will not have any significant adverse effects on the environment including any adverse effect, either individually or cumulatively on wildlife resources.

**PROJECT DESCRIPTION**

PROJECT NAME: Proposed Single-Family Dwelling with Second Unit on 10,000 sf Lot

APPLICANT and OWNER: Mike O'Connell, 275 Juanita Avenue, Pacifica, CA 94044

PROJECT LOCATION: 900 Rosita Road in the Linda Mar Neighborhood; APN: 023-190-090

PROJECT DESCRIPTION: The proposed project consists of the construction of a three story single-family dwelling with a second unit, a two-car garage on the ground level and the upper floors containing the primary unit. In addition, a detached two-car garage is also proposed. The primary unit will contain approximately 2,200 square feet of floor area and the second unit will contain 600 square feet of floor area. The attached garage space next to the second unit is approximately 600 square feet and the detached garage space is 400 square feet. In addition to the four garage spaces, proposed is an open one car parking space on the east side of the subject site and near the entrance to the second unit. The overall height of the proposed dwelling is approximately 34 feet. Environmental review is necessary because of the General Plan Amendment to bring the project into compliance with the zoning and the proposed use.

**FINDINGS**

As documented in the accompanying Mitigated Negative Declaration, Initial Study and Checklist, with implementation of proposed mitigation, the proposed project will not result in any significant adverse affect the environment, either in the alteration of the site or by creating short- or long-term adverse impacts.

This Mitigated Negative Declaration was prepared in accordance with the provisions of the California Environmental Quality Act and applicable guidelines. A copy of the Mitigated Negative Declaration, Initial Study and Checklist, and related material may be obtained at the Planning & Economic Development Department, 1800 Francisco Boulevard, Pacifica, CA 94044.

Prepared by:

  
Kathryn Farbstein, Assistant Planner

