



Scenic Pacifica

Incorporated Nov. 22, 1957

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# ZONING ADMINISTRATOR Agenda

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**DATE:** December 5, 2018  
**LOCATION:** Planning Department Conference Room, 1800 Francisco Boulevard  
**TIME:** 6:00 PM

## ADMINISTRATIVE BUSINESS:

- 1. Approval of Minutes** April 24, 2017
- 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. PV-525-18** **FILE NO. 2018-045 FOR VARIANCE PV-525-18**, filed by Fabio Penny on August 29, 2018, for the construction of a six (6) foot tall fence within the required front setback at 707 Prairie Creek Dr. (APN 022-371-170). Recommended California Environmental Quality Act (CEQA) status: Class 3 Categorical Exemption, CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures).  
*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.



Scenic Pacifica  
Incorporated Nov. 22, 1957

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## ZONING ADMINISTRATOR Staff Report

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**DATE:** December 5, 2018

**FILE:** PV-525-18

**ITEM:**

**PUBLIC NOTICE:** Notice of Public Hearing was published in Pacifica Tribune on November 21, 2018, and mailed to 103 surrounding property owners and occupants.

**APPLICANT** Fabio Penny  
707 Prairie Creek Dr.  
Pacifica, CA 94044

**PROJECT LOCATION:** 707 Prairie Creek Dr. (APN 022-371-170)

**PROJECT DESCRIPTION:** Variance request to exceed the maximum fence height standard within the front setback.

**SITE DESIGNATIONS:** General Plan: Low Density Residential (LDR)  
Zoning: R-1 (Single-Family Residential)

**RECOMMENDED CEQA STATUS:** Class 3 Categorical Exemption, Section 15303(e).

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

**RECOMMENDED ACTION:** Approve as conditioned.

**PREPARED BY:** Helen Gannon, Assistant Planner

## **PROJECT DESCRIPTION, FINDINGS, AND RECOMMENDATION**

### **1. Project Description:**

On August 29, 2018 the Planning Department received an application for Variance PV-525-18 for the proposed six-foot high fence located within the required 15-foot front yard of the property. The applicant intends to relocate an existing fence at the site in order to achieve more efficient use of an area on the property containing existing and planned pool, spa, and barbeque improvements. The proposed six-foot fence would be installed on the front property line from the left limit of the front property line for approximately 65 linear feet<sup>1</sup>. The applicant has proposed a horizontal slat fence design made of Redwood.

### **2. General Plan, Zoning, and Surrounding Land Use:**

As shown in Attachment B, the General Plan designation for the subject property is Low Density Residential and the zoning classification is R-1 (Single-Family Residential). All the surrounding properties have the same General Plan and zoning designations. The neighborhood consists of single-family dwellings, most of which are two-stories (as is the subject property).

### **3. Municipal Code and Regulatory Standards:**

The applicant has proposed installation of a six-foot tall fence within the front setback (Attachment C)<sup>2</sup>. The project requires approval of a variance because Section 9-4.2502(a) of the Pacifica Municipal Code (PMC) limits fence heights within the front setback to three feet (or up to four-feet, if the fence meets the definition of "open work."). Pursuant to section 9-4.402(d) of the PMC, the minimum front yard setback in the R-1 Zoning District is 15 feet from the front property line. Due to the pie shape of this lot and applicable zoning definitions which define front, rear, and side yards, the entirety of the site's frontage along Prairie Creek constitutes the front yard. As a result of the single-family residential structure's configuration on this uniquely shaped lot, much of the functional side and rear yards are actually located within the front yard, thus restricting the useable site area for purposes of privacy fence installation. The proposal complies with all other PMC and regulatory standards for a fence installation. The project, as proposed, would not require a building permit because the fence height is less than seven feet.

The zoning administrator's authority to consider the subject variance is provided in section 9-4.3802(b)(4) of the PMC.

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<sup>1</sup> There is an existing Public Utilities Easement also located within the front yard of the property. Construction within this Easement is permitted only with an encroachment permit obtained from the Engineering Division.

<sup>2</sup> The submitted plans incorrectly label where the front property line is, therefore showing the fence to be located outside of the property boundaries. However, the fence is proposed to be located on and within the front property line.

#### **4. Findings for Approval**

In order to approve the subject Variance PV-525-18, the Zoning Administrator must make the four findings required by PMC Section 9-4.3404(a). The following discussion supports the Zoning Administrator's findings in this regard.

- i. Required Finding: *That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification.*

Discussion: The proposed project is located on a lot that is unique within the vicinity of the site. As demonstrated in Attachment D, the Accessor's Parcel Map from Park Pacifica No. 2 subdivision map of which the subject site is a part, none of the other lots in the neighborhood are pie-shaped and curved in the same manner as the subject site. Due to the curvature of the street, all of the property within 15 feet of the street frontage is considered to be the front yard by zoning definition, despite the configuration of the single-family residence built on the site, resulting in the lot having portions of its side and rear yards adjacent to Prairie Creek Drive within the front yard. Having areas which function as side and rear yards based on the configuration of the single-family residence, but which by zoning definition are within the front yard, limits the owner's enjoyment of and privileges on the property. Specifically, the lot's shape and configuration of the single-family residence prevents the property owner from constructing a traditional six-foot tall fence to provide privacy to the areas which function as the side and rear yards on the site, due to the 15-foot front setback that cuts into any usable space. This limitation is presenting a hardship for the owner because an existing pool is located close to the front property line and the front setback and the applicant would like to enjoy this area of their yard by proposing a fence as a privacy and security barrier from any passersby.

Therefore, because of special circumstances applicable to the property, including its pie shape and the orientation of the existing single-family residence constructed on the site, the applicant would be deprived of the privileges enjoyed by other property in the vicinity and under the same R-1 zoning classification. Specifically, the other lots in the area would be able to enjoy a six-foot tall fence to provide privacy and security to their rear and side yards, whereas, the portions of the subject site which function as the side and rear yard are located within the front yard and would otherwise be limited to a three-foot solid fence (an open work fence may not achieve the privacy and security needs of the applicant).

- ii. Required Finding: *That the granting of such variance will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the subject property and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the area.*

Discussion: The proposed six-foot tall fence, for pool and privacy screening, does not inhibit line of sight around the curve. The road in this area is 32 feet wide and has a very gradual

curvature. With the proposed height of the fence and its setback from the street's travel lane, staff has confirmed that residents and members of the public who use Prairie Creek Drive will retain their existing lines-of-site. In addition, the six-foot height of the fence proposed is consistent with the heights of fences allowed elsewhere in the vicinity within side and rear yard areas. The applicant's proposal is not in excess of the standard height allowed by the zoning for such a fence and would be consistent with other fences commonly installed in the vicinity.

Therefore, the proposed fence would not materially affect adversely the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or injurious to property or improvements in the area.

- iii. Required Finding: *Where applicable, that the application is consistent with the City's adopted Design Guidelines.*

Discussion: There are no Design Guidelines that are applicable to the proposed project.

- iv. Required Finding: *If located in the Coastal Zone, that the application is consistent with the applicable provisions of the Local Coastal Plan.*

Discussion The project is not located in the Coastal Zone.

## **5. 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 project qualifies as a Class 3 exemption under CEQA Guidelines Section 15303(e), as described 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:

- (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

Additionally, none of the exceptions to application of a categorical exemption in Section 15300.2 of the CEQA Guidelines apply, as described below.

- Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially

adopted pursuant to law by federal, state, or local agencies. The project site is located within a substantially developed residential neighborhood and is not located in a sensitive environmental area. Therefore, it will not have a significant impact on the environment.

- Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area will have a significant environmental impact. The project is a proposed fence accessory to an existing residential development and will not have a significant impact on the environment either alone or cumulatively with other projects in the vicinity.
- Sec. 15300.2(c): There is no evidence in the record of any possibility that the project will have a significant effect on the environment due to unusual circumstances. The project site consists of existing residential development that is zoned for residential development. Therefore, there are no unusual circumstances applicable to the project.
- Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

Because the project is consistent with the requirements for a Class 3 exemption and none of the exceptions to applying an exemption in Section 15300.2 apply, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

## **6. Staff Summary**

The applicant is seeking a variance to construct a six-foot tall fence within the required front setback at 707 Prairie Creek Dr. Due to the lot's pie shape, the curvature of the street, the orientation of the existing single-family residential structure on the site, and the applicable zoning definitions, all of the property along the street frontage is considered to be the front yard, resulting in the lot having portions of the areas functioning as its side and rear yards actually located within the front yard adjacent to Prairie Creek Drive. The property is unique in comparison to other properties in the vicinity in its subdivision, and because the proposed fence would not constitute a grant of special privilege or present a threat to public health or safety, staff accordingly recommends that the Zoning Administrator approve the project.

## **RECOMMENDED ZONING ADMINISTRATOR ACTION**

Zoning Administrator finds the project is exempt from the California Environmental Quality Act; **APPROVES** Variance PV-525-18 by adopting the resolution included as Attachment A to the staff report, including conditions of approval in Exhibit A to the resolution; and, incorporates all maps and testimony into the record by reference.

### **Attachments:**

- A. Draft Resolution for Approval and Conditions of Approval (DOCX)
- B. Land Use and Zoning Exhibit (PDF)
- C. Plans (PDF)
- D. Accessor's Parcel Map (part of Park Pacifica No. 2 Subdivision Map) (PDF)

**RESOLUTION NO.**

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF PACIFICA APPROVING VARIANCE PV-525-18 (FILE NO. 2018-045), SUBJECT TO CONDITIONS, TO ALLOW A SIX-FOOT TALL FENCE WITHIN THE REQUIRED FRONT SETBACK AT 707 PRAIRIE CREEK DR. (APN 022-371-170), AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

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Initiated by: Fabio Penny (“Applicant”)

**WHEREAS**, the application for Variance PV-525-18 was submitted on August 29, 2018, to request authorization for the construction of a six- foot tall fence within the required 15-foot front setback at 707 Prairie Creek Dr. (APN 022-371-170); and

**WHEREAS**, on October 22, 2018, the application was deemed complete; and

**WHEREAS**, the Zoning Administrator of the City of Pacifica did hold a duly noticed public hearing on December 5, 2018, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference.

**NOW, THEREFORE BE IT RESOLVED** by the Zoning Administrator of the City of Pacifica as follows:

- A. The above recitals are true and correct and material to this Resolution.
- B. In making its findings, the Zoning Administrator relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.

**BE IT FURTHER RESOLVED** that the Zoning Administrator of the City of Pacifica does hereby make the finding that the project is not subject to the California Environmental Quality Act (CEQA) consistent with Class 3 exemption under CEQA Guidelines Section 16303(e), allowing the construction of small facilities or structures.

**BE IT FURTHER RESOLVED** that the Zoning Administrator of the City of Pacifica does make the following findings pertaining to Variance PV-525-18, pursuant to PMC Section 9-4.3404(a):

*(i) That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification.*

Discussion:

The proposed project is located on a lot that is unique within the vicinity of the site. As demonstrated in Attachment D, the Accessor's Parcel Map from Park Pacifica No. 2 subdivision map of which the subject site is a part, none of the other lots in the subdivision are pie-shaped and curved in the same manner as the subject site. Due to the curvature of the street, all of the property within 15 feet of the street frontage is considered to be the front yard by zoning definition, despite the configuration of the single-family residence built on the site, resulting in the lot having portions of its side and rear yards adjacent to Prairie Creek Drive within the front yard. Having areas which function as side and rear yards based on the configuration of the single-family residence, but which by zoning definition are within the front yard, limits the owner's enjoyment of and privileges on the property. Specifically, the lot's shape and configuration of the single-family residence prevents the property owner from constructing a traditional six-foot tall fence to provide privacy to the areas which function as the side and rear yards on the site, due to the 15-foot front setback that cuts into any usable space. This limitation is presenting a hardship for the owner because an existing pool is located close to the front property line and the front setback and the applicant would like to enjoy this area of their yard by proposing a fence as a privacy and security barrier from any passersby.

Therefore, because of special circumstances applicable to the property, including its pie shape and the orientation of the existing single-family residence constructed on the site, the applicant would be deprived of the privileges enjoyed by other property in the vicinity and under the same R-1 zoning classification. Specifically, the other lots in the area would be able to enjoy a six-foot tall fence to provide privacy and security to their rear and side yards, whereas, the portions of the subject site which function as the side and rear yard are located within the front yard and would otherwise be limited to a three-foot solid fence (an open work fence may not achieve the privacy and security needs of the applicant).

*(ii) That the granting of such variance will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the subject property and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the area.*

Discussion:

The proposed six-foot tall fence, for pool and privacy screening, does not inhibit line of sight around the curve. The road in this area is 32 feet wide and has a very gradual curvature. With the proposed height of the fence and its setback from the street's travel lane, staff has confirmed that residents and members of the public who use Prairie Creek Drive will retain their existing lines-of-site. In

addition, the six-foot height of the fence proposed is consistent with the heights of fences allowed elsewhere in the vicinity within side and rear yard areas. The applicant's proposal is not in excess of the standard height allowed by the zoning for such a fence and would be consistent with other fences commonly installed in the vicinity.

Therefore, the proposed fence would not materially affect adversely the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or injurious to property or improvements in the area.

*(iii) Where applicable, that the application is consistent with the City's adopted Design Guidelines.*

Discussion:

There are no Design Guidelines that are applicable to the proposed project.

*(iv) If located in the Coastal Zone, that the application is consistent with the applicable provisions of the Local Coastal Plan.*

Discussion:

The project is not located in the Coastal Zone.

**BE IT FURTHER RESOLVED** that the Zoning Administrator of the City of Pacifica hereby approves Variance PV-525-18, subject to conditions of approval attached as Exhibit A.

\* \* \* \* \*

**PASSED AND ADOPTED** at a meeting of the Zoning Administrator of the City of Pacifica, California, held on the 5th day of December, 2018.

APPROVED AS TO FORM:

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Tina Wehrmeister, Planning Director

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Michelle Kenyon, City Attorney

## **Exhibit A**

### **Conditions of Approval: Variance PV-525-18 (File No. 2018-045), to allow a six-foot tall fence within the required front setback at 707 Prairie Creek Dr. (APN 022-371-170)**

#### **Zoning Administrator Meeting of December 5, 2018**

#### **Planning Division**

1. Construction of the fence shall be substantially in accord with the plans stamped received on October 24, 2018.
2. The fence shall be constructed to be no more than six feet in height and shall be built within or on the front property line but not within the public right-of-way.
3. 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.
4. 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, attorney 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.

#### **Engineering Division of the Public Works Department**

5. Construction shall be in conformance with the City of Pacifica Storm Water Management and Discharge Control Ordinance and the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented, and the construction BMPs plan sheet from the Countywide program shall be included in the project plans.
6. An Encroachment Permit must be obtained for all work within the Public Utility Easement (P.U.E.).

7. The following requirements must be followed during construction of the project:
  - a. Prairie Creek Drive shall be maintained clear of construction materials, equipment, storage, debris, and soil. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only.
  - b. 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 occupancy of the first unit.
  - c. Existing public improvements within the property frontage that are damaged or displaced shall be repaired or replaced as determined by the City Engineer even if damage or displacement occurred prior to any work performed for this project. Any damage to improvements within city right-of-way or to any private property, whether adjacent to subject property or not, that is determined by the City Engineer to have resulted from construction activities related to this project, shall be repaired or replaced as directed by the City Engineer.
  - d. No private structures, including but not limited to walls or curbs, fences, mailboxes, or stairs shall encroach into the public right-of-way.

\*\*\* END \*\*\*

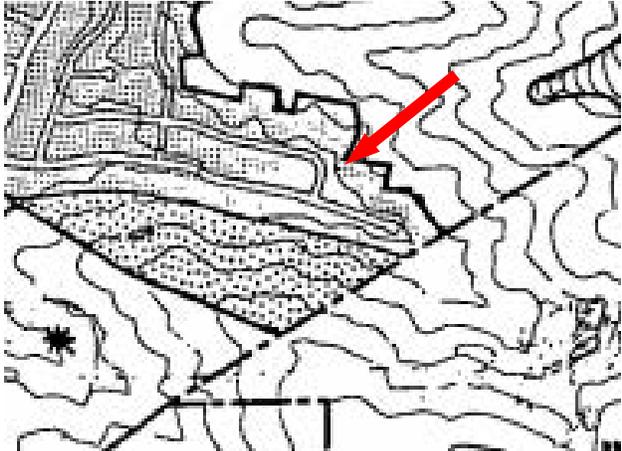
# Land Use & Zoning Exhibit

City of Pacifica Planning Department

## General Plan Diagram

Neighborhood: Park Pacifica

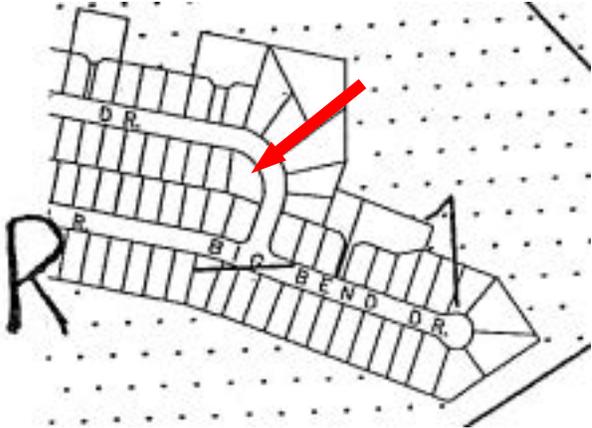
Land Use Designation: Low Density Residential

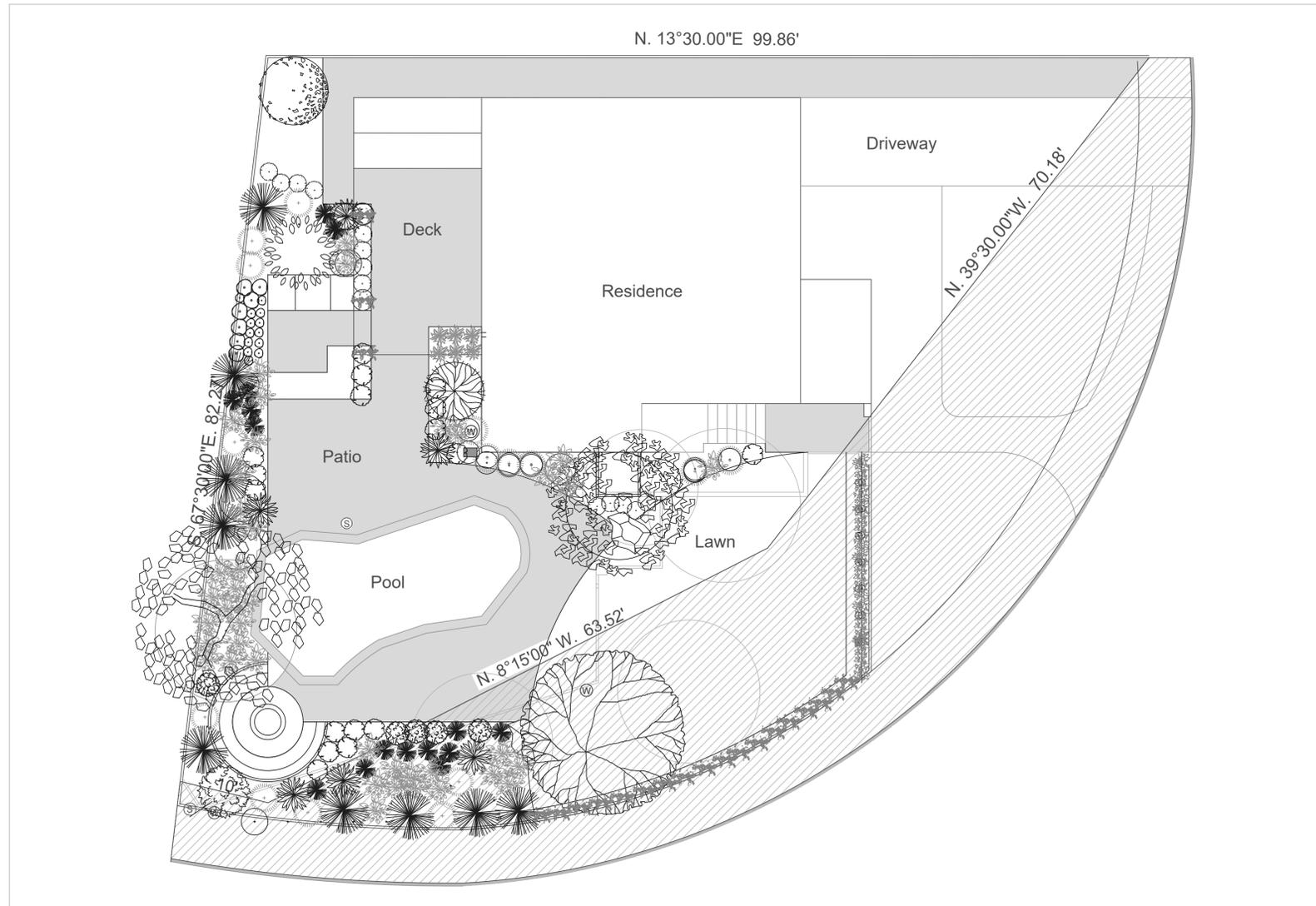


-  OPEN SPACE RESIDENTIAL
-  VERY LOW DENSITY RESIDENTIAL
-  LOW DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  COMMERCIAL
-  GREENBELT
-  UTILITIES

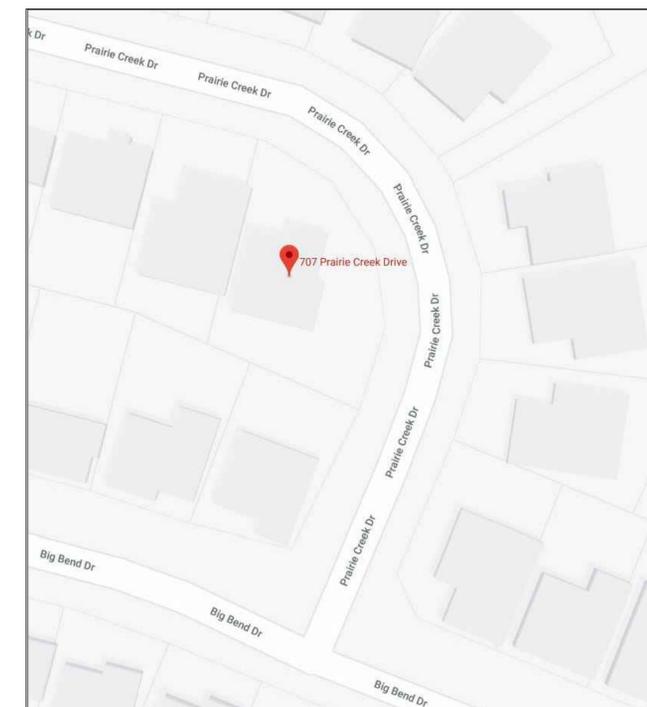
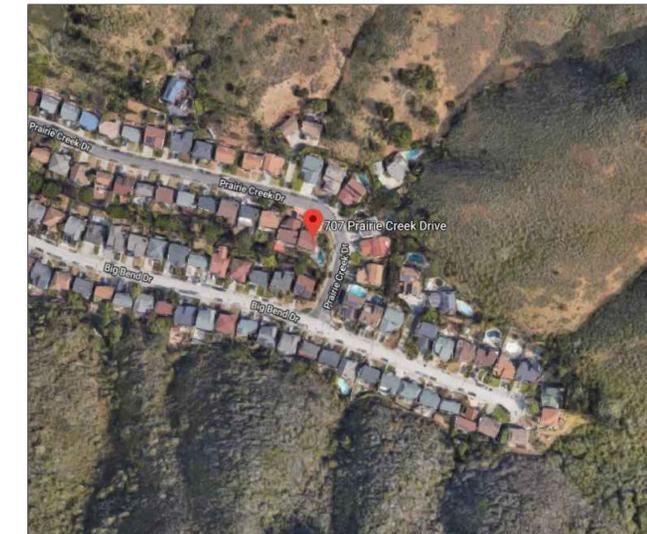
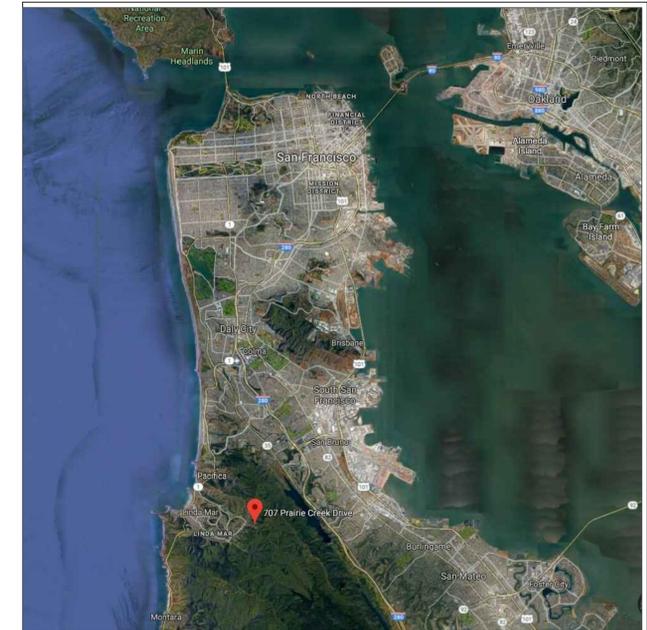
## Zoning Map Diagram

Zoning District: R-1, Single Family Residential





**Penny Residence**  
707 Prairie Creek Dr.  
Pacifica, CA

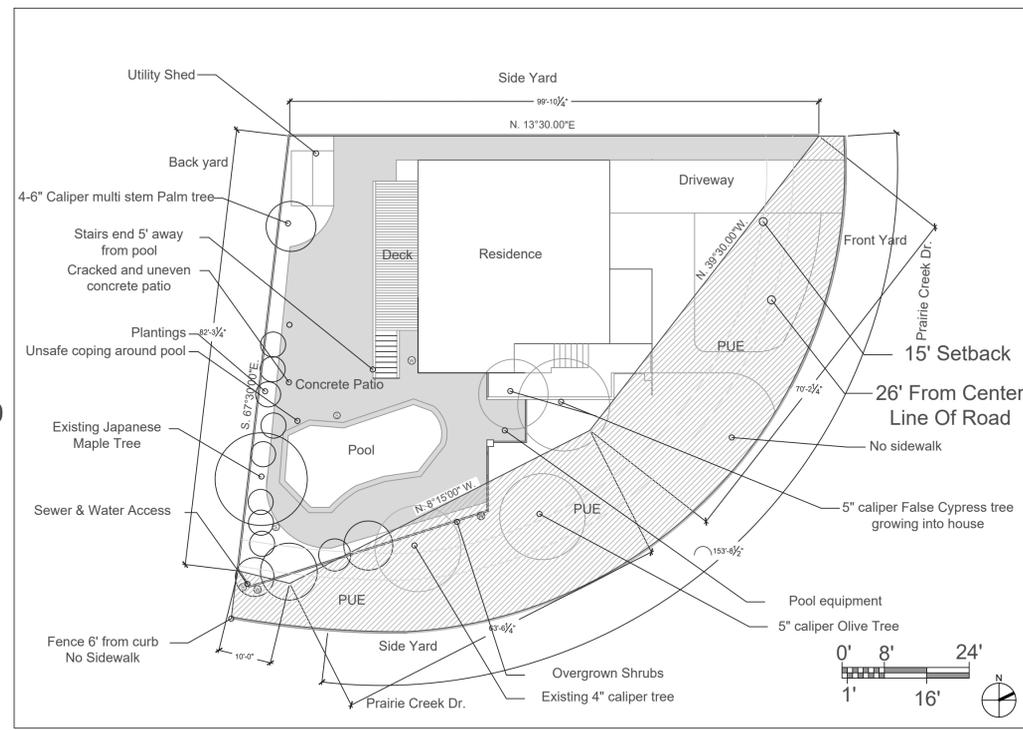


**707 Prairie Creek Dr.**  
Pacifica, CA

**Landscape Concept 6' Setback**  
**Cover Sheet**

DATE: 10/7/2018  
DRAWN BY: TY  
CHECKED BY:

# Existing Conditions



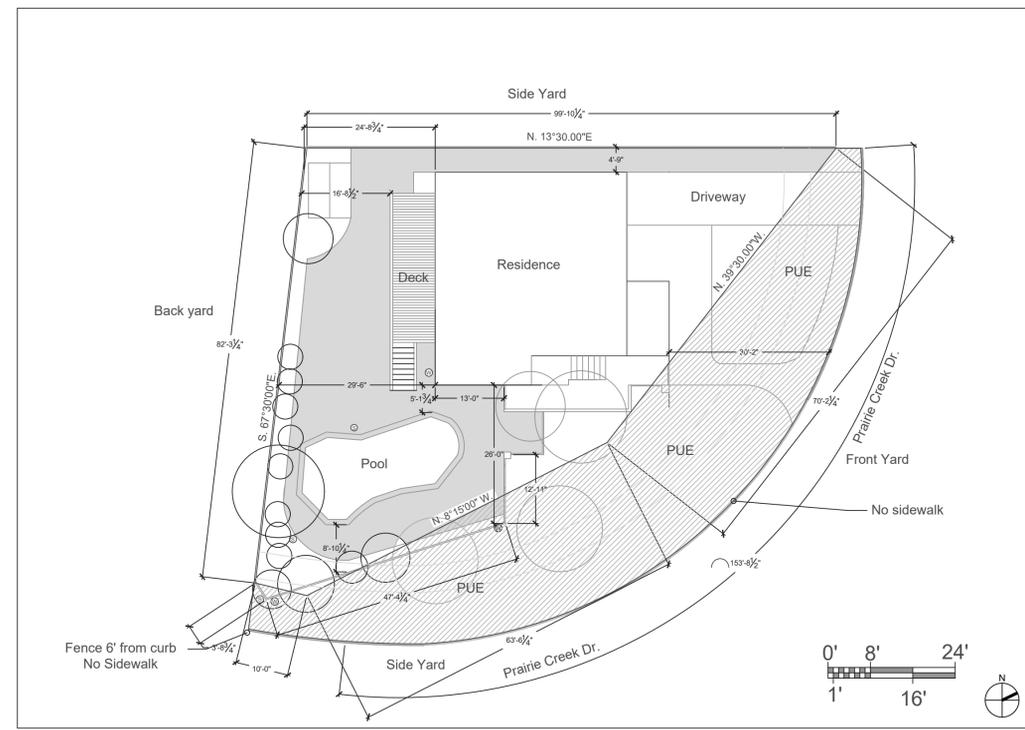
## Existing Conditions: 707 Prairie Creek Dr. Pacifica CA

### Notes:

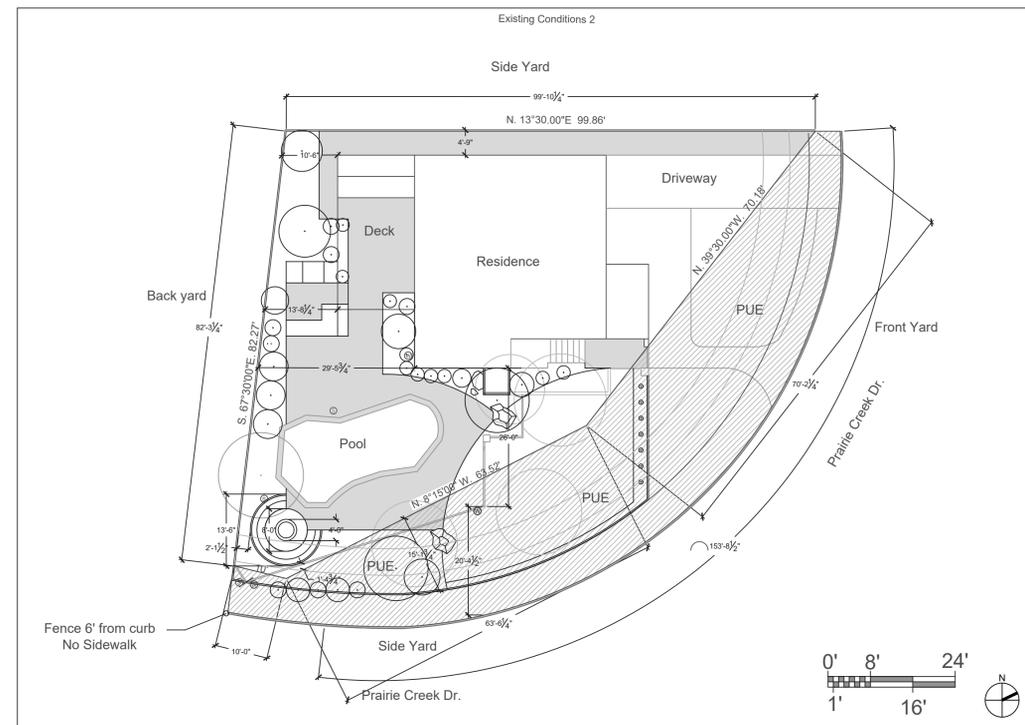
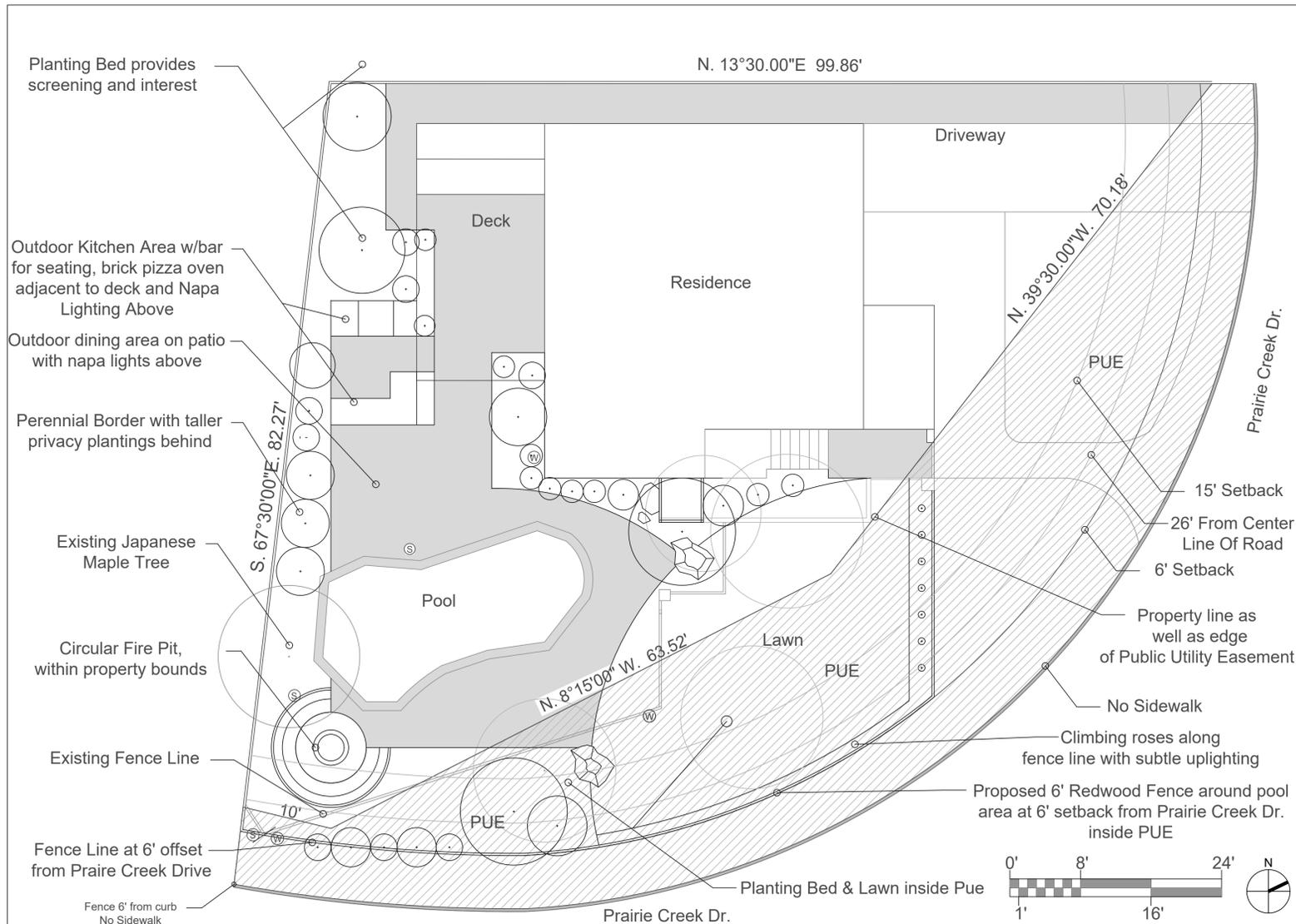
Prairie Creek Drive shall be maintained clear of construction materials, equipment, storage, debris, and soil. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only.

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 occupancy of the first unit.

Existing public improvements within the property frontage that are damaged or displaced shall be repaired or replaced as determined by the City Engineer even if damage or displacement occurred prior to any work performed for this project. Any damage to improvements within city right-of-way or to any private property, whether adjacent to subject property or not, that is determined by the City Engineer to have resulted from construction activities related to this project, shall be repaired or replaced as directed by the City Engineer.



# Proposed Landscape Design



## Project Summary:

The impetus for the redesign of the back and side yard was safety. Having inherited the pool from a previous property owner the surrounding patio, and the coping of the pool are a safety hazard for the two young children. The un-level concrete, and the limited space around pool was a source of anxiety. This design has safety in mind by providing more space around the pool, a new level patio and coping, a fence that will keep others out and the children in. The large radius of the curve on Prairie Creek Drive allows a clear line of sight on this slow moving road. The proposed Landscape design will improve line of sight by removing some overgrown smaller trees, and enhance the aesthetic appeal of this area.

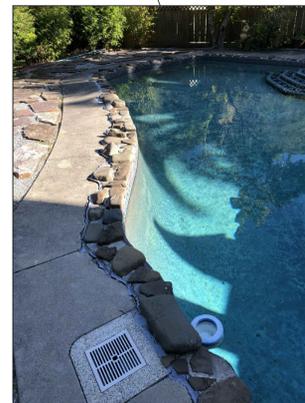
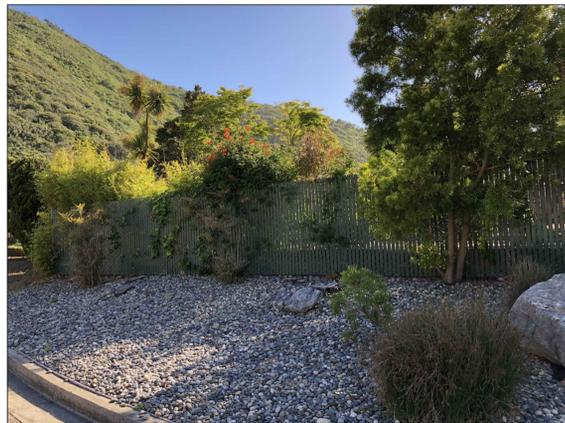
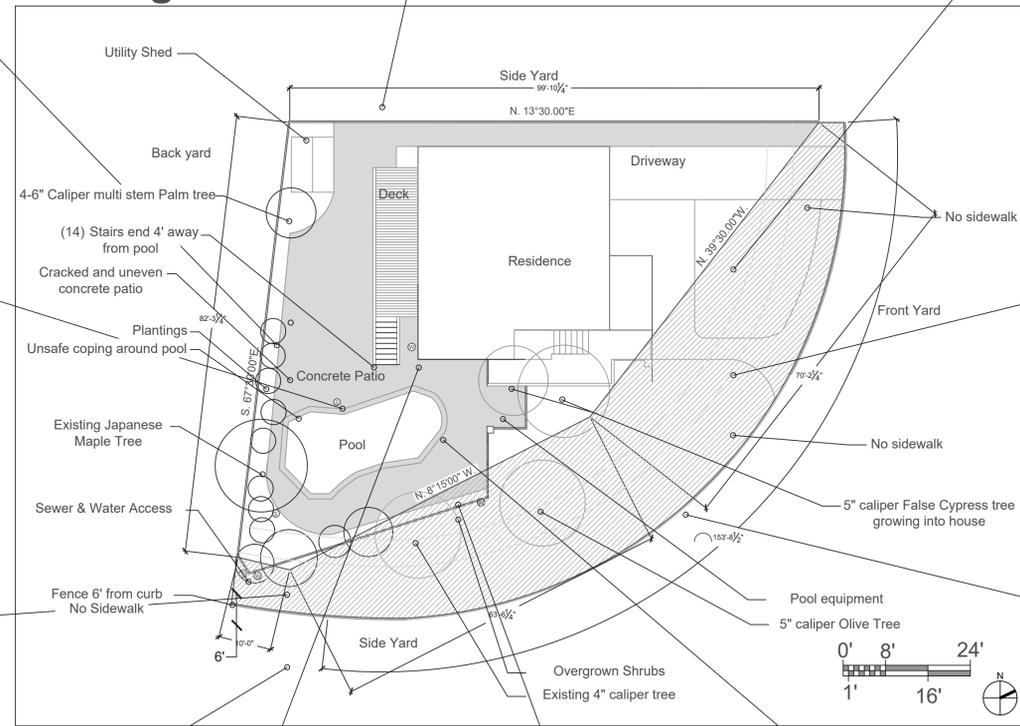
707 Prairie Creek Dr.  
Pacifica, CA

Existing Conditions  
Proposed Landscape Design

DATE: 10/7/2018  
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CHECKED BY:



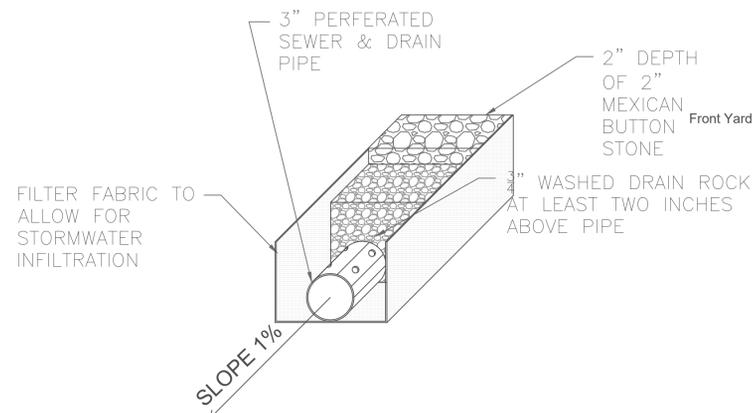
### Existing Conditions



707 Prairie Creek Dr.  
Pacifica, CA

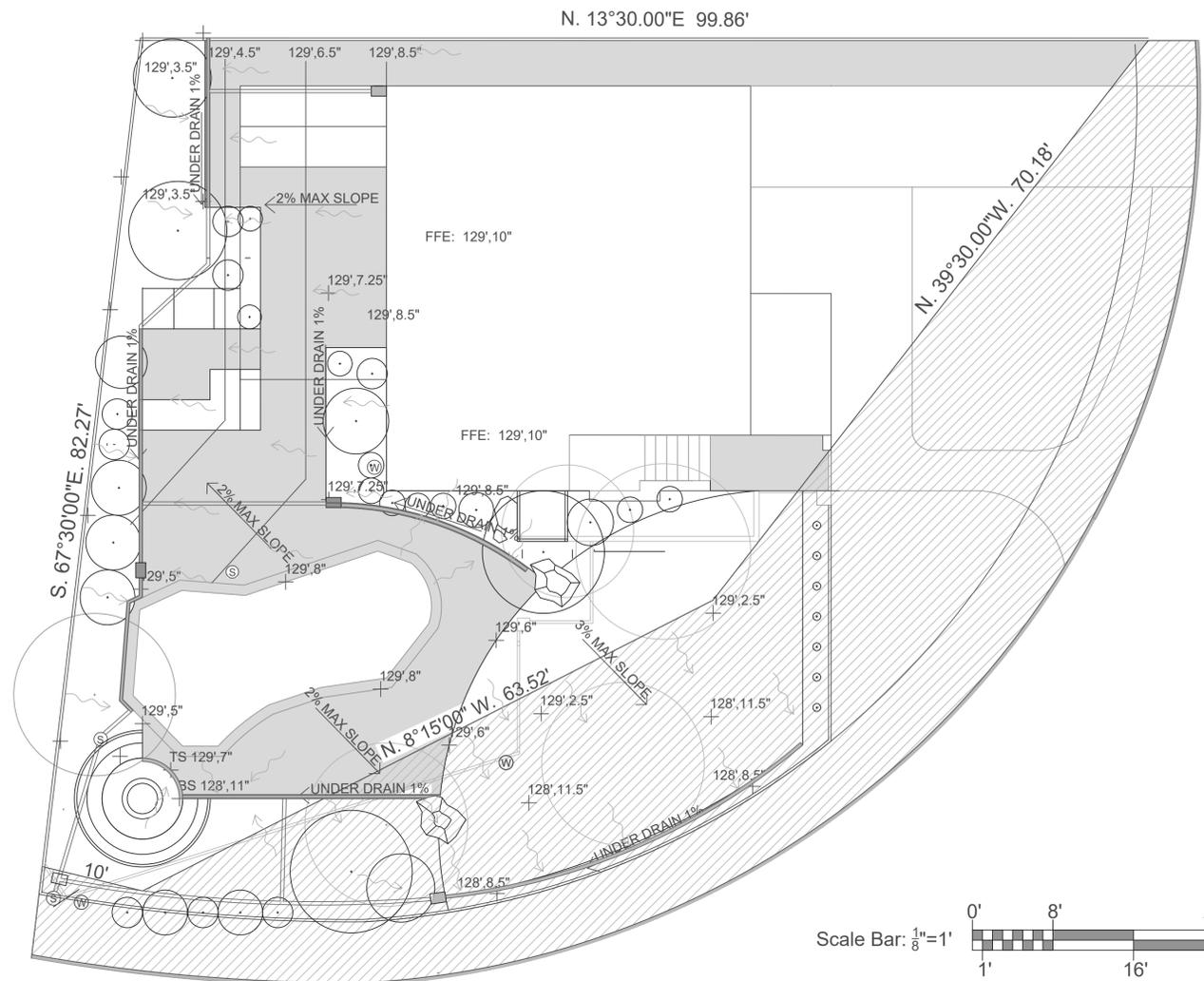
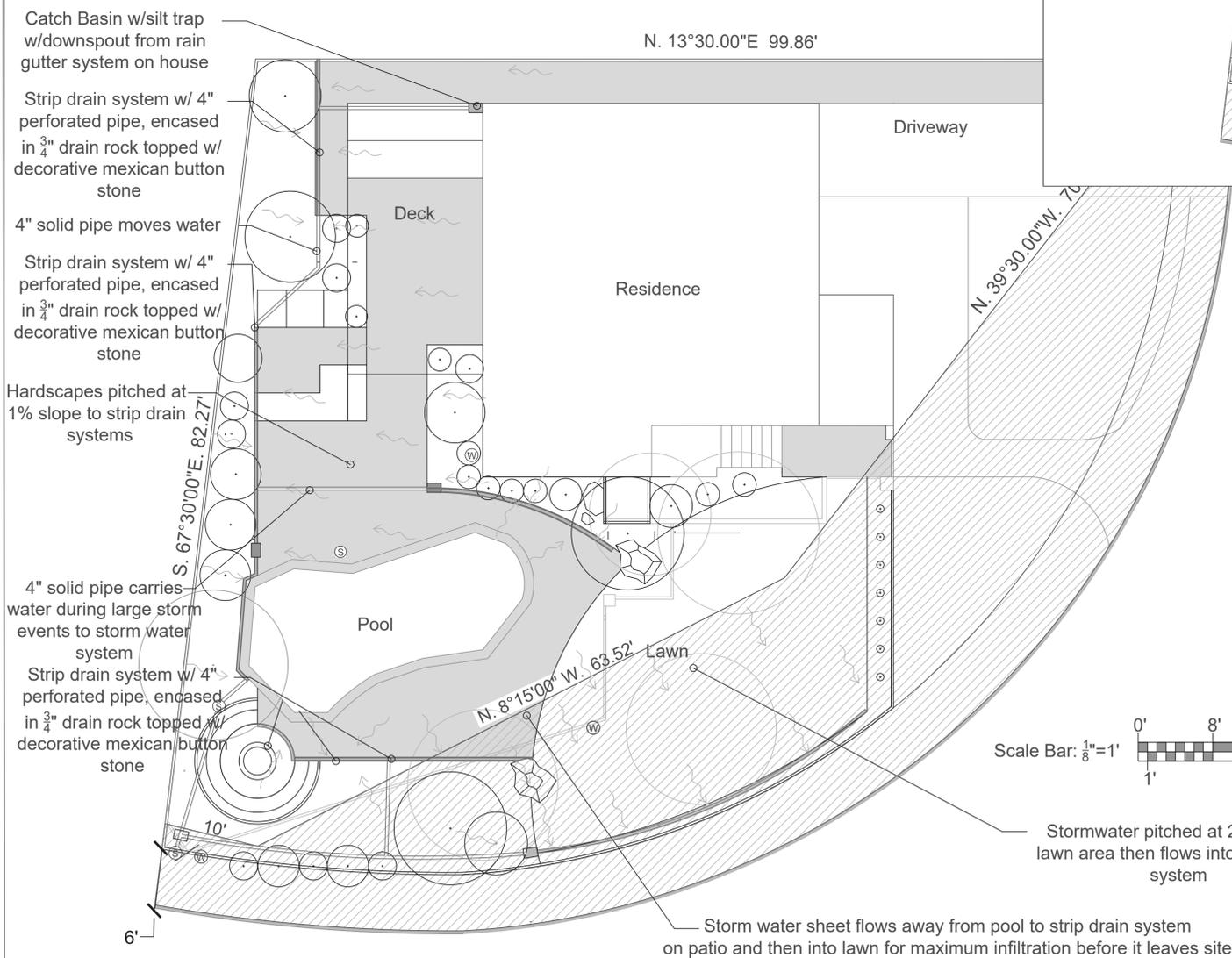
Existing Conditions  
Site Photographs

DATE: 10/7/2018  
DRAWN BY: TY  
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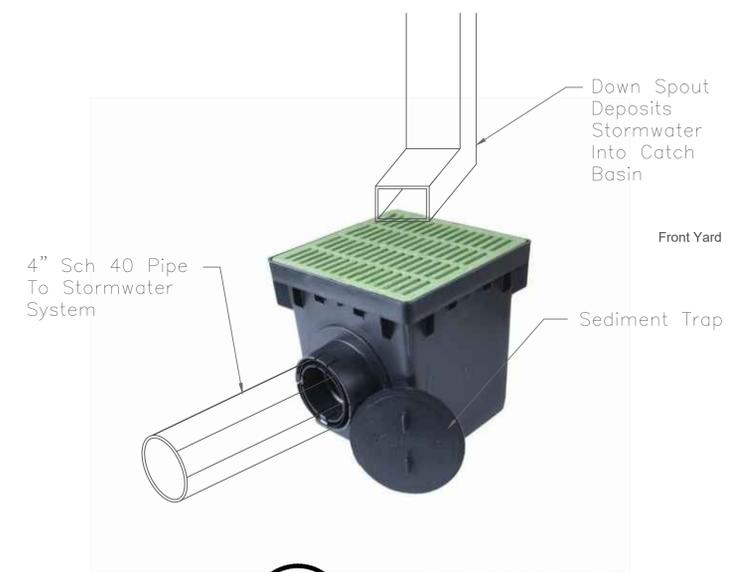


**1** PERFERATED PIPE DRAIN  
NO SCALE

### Storm Water Management Plan



### Spot Elevations And Slopes

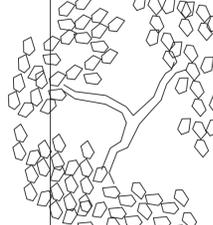
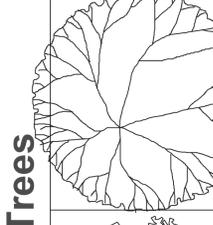
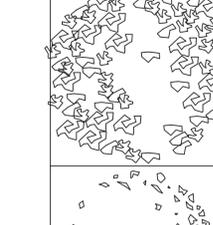
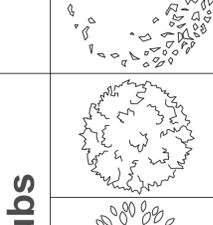
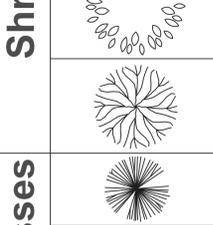
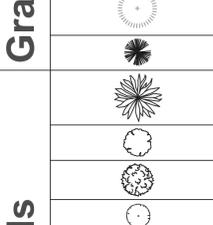
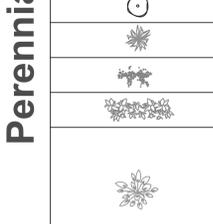


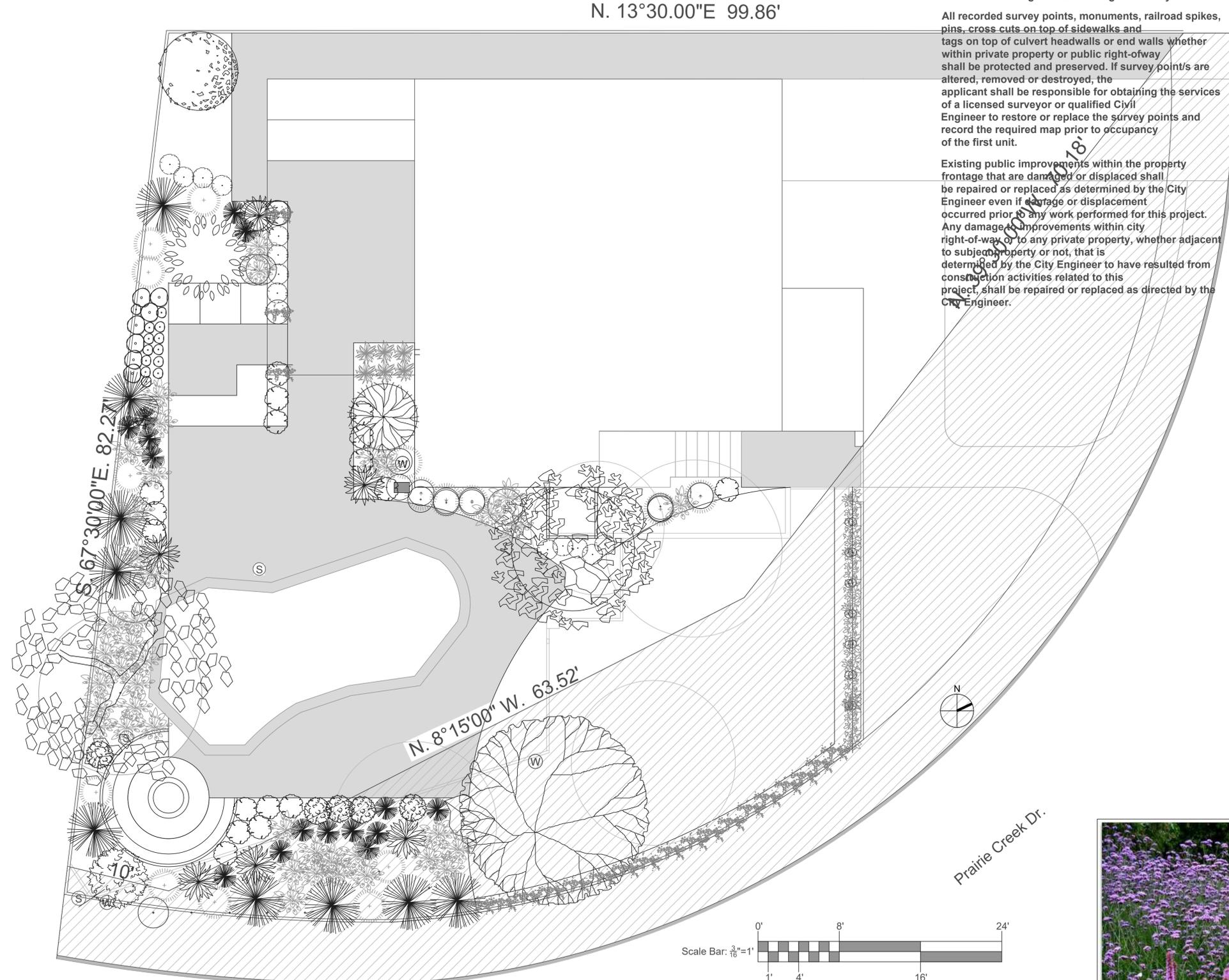
**2** CATCHBASIN  
NO SCALE

707 Prairie Creek Dr.  
Pacifica, CA

### Storm Water Mangement Plan

DATE: 10/7/2018  
DRAWN BY:  
CHECKED BY:

Trees		<b>Existing Japanese Maple</b> <i>Acer Palmatum</i> Qty: 1 Size: 6" c
		<b>Saucer Magnolia</b> <i>Magnolia X soulangeana</i> Qty: 1 Size: 3" c
		<b>Fringe Tree</b> <i>Chionathus virginicus</i> Qty: 1 Size: 3" c
		<b>California Lilac</b> <i>Ceanothus 'Ray Hartman'</i> Qty: 2 Size: 2" c
Shrubs		<b>Princess Flower</b> <i>Tibouchina</i> Qty: 1 Size: 1" c
		<b>Dwarf Lisbon Lemon</b> <i>Citrus Limon 'Dwarf Lisbon'</i> Qty: 1 Size: 1" c
		<b>Summersweet</b> <i>Clethra alnifolia</i> Qty: 1 Size: 3-4" bnb
		<b>Miscanthus Sinensis 'Morning Light'</b> Qty: 7 Size: 1 Gallon
Grasses		<b>Calamagrostis x acutiflora</b> Size: 1 Gallon Qty: 15
		<b>Stipa tenuissima 'Pony Tails'</b> Size: 1 Quart Qty: 19
		<b>Perovskia atriplicifolia</b> Size: 1 gallon Qty: 5
		<b>Lavandula angustifolia 'Hidcote Blue'</b> Size: 1 Quart Qty: 12
Perennials		<b>Artemisia Silver Mound</b> Size: 1 Quart Qty: 8
		<b>Anemone x hybrida 'Serenade'</b> Size: 1 Quart Qty: 15
		<b>Kitchen Garden Herbs</b> Size: 1 Quart Qty: 12
		<b>Various Orchid Varieties</b> Size: 1 Quart Qty: 12
		<b>Climbing Roses &amp; Bougainvillea</b> Size: #6 Qty: 5
		<b>ESPALIER - Grav/Honeycrisp/Chehalis</b> Size: #16 Qty: 3
		<b>Verbena bonariensis</b> Size: 1 Quart Qty: 15
		<b>Echinacea Purpurea</b> Size: 1 Quart Qty: 10
		<b>Liatris Spicata</b> Size: 4 Quart Qty: 8
		<b>Leucanthemum x superbum 'Becky'</b> Size: 1 Quart Qty: 10



**Notes:**

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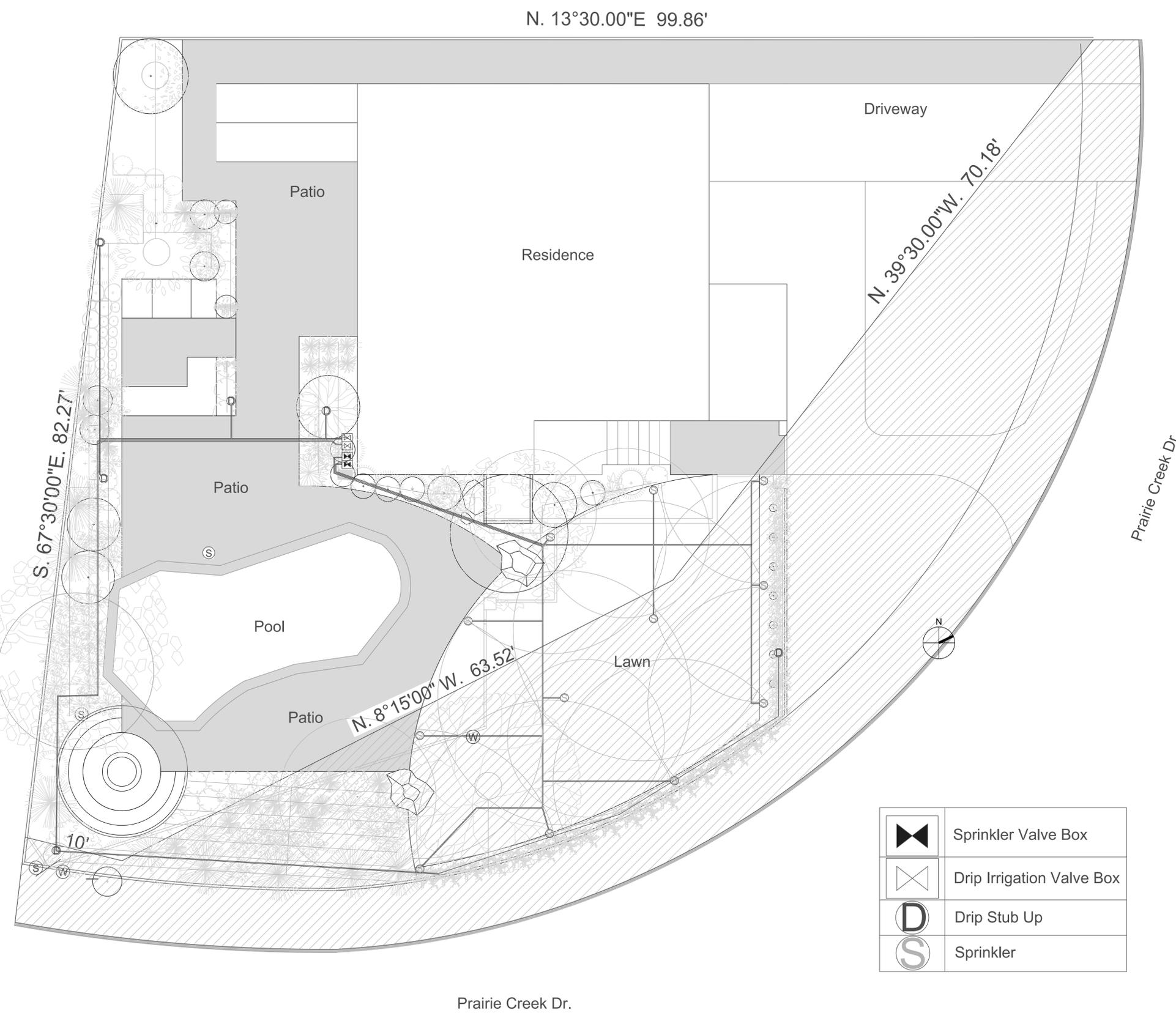


707 Prairie Creek Dr.  
Pacifica, CA

**Landscape Development Plan**

DATE: 10/7/2018  
DRAWN BY: TY  
CHECKED BY:

Line	Qty.	Description	Unit Price	UOM	Extended Price
1.0	1	975XL2 3/4 LF RP BF PRVNR	374.5977	EA	374.60
2.0	1	WF1 20X15 WEATHR GUARD BLANKET	56.2500	EA	56.25
3.0	4	1500T 20X15 BLANKET	16.1538	EA	64.62
4.0	2	PGV-101G 1" FPT VLV W/FLO CONT	67.2299	EA	134.46
5.0	2	318BC 13X20 GRN PRO+ VLV BOX/C	25.8333	EA	51.67
6.0	2	1-0701-1151-1013 3/4 SS FLTR	10.4751	EA	20.95
7.0	1	759T04 3/4 IPS FP BALL VALVE	9.4785	EA	9.48
8.0	12	PROS-04-PRS40-CV 4 SFR W/CV	5.7990	EA	69.59
9.0	12	SJ-506 - 1/2X6 SWING JOINT	1.1384	EA	13.66
10.0	1	MFCNR ROT CRN 45-105 DEG 8-15'	6.1820	EA	6.18
11.0	2	MP2000360 ROTATOR 360	6.1850	EA	12.37
12.0	9	MP200090 ROTATOR 90-210	6.2307	EA	56.08
<b>PIPE &amp; FITTINGS</b>					
14.0	2	436-007 3/4" PVC SCH40 MALE AD	.3406	EA	.68
15.0	6	436-131 1X3/4 MXS PVC40 ADPT	1.9152	EA	11.49
16.0	2	439-131 1X3/4 PVC40 BUSH MXF	1.4086	EA	2.82
17.0	18	401-007 3/4" PVC SHC40 TEE	.4864	EA	8.76
18.0	12	406-007 3/4" PVC SCH40 90DEG	.4641	EA	5.57
19.0	18	417-007 3/4 SCH40 45 DEG ELL	.8958	EA	16.12
20.0	4	429-007N 3/4 CPLG SS SCH40 PVC	.3083	EA	1.23
21.0	12	407-101 3/4X1/2 PVC40 SXF 90 L	.5043	EA	6.05
22.0	7	M-66-F 3/4 PVC40 SXMHT ADAPT	1.9441	EA	13.61
23.0	4	3/4 GALV MI 90 ELL TH	1.6483	EA	6.59
24.0	2	3/4 GALV MI UNION TH	7.4270	EA	14.85
25.0	4	201-050090 3/4X3 GLV NIP	1.6548	EA	6.62
26.0	2	201-050570 3/4X24 GLV NIP	11.3489	EA	22.70
27.0	440	S30030 3/4 S40 PVC PIPE	.3000	EA	132.00
<b>DRIP MATERIAL</b>					
29.0	500	14062071-05 .620X.710 500' TBE	.0727	EA	36.35
30.0	200	A 250/100 1/4"X100' PE TUBING	.0554	EA	11.08
31.0	200	AFFC10 1GPH EMTER BLK 100/BAG	.2100	EA	42.00
32.0	200	C 250 100/BAG BLK INSERT CONNE	.0928	EA	18.56
33.0	100	I 250 100/BAG EXEKB INSERT TEE	.1511	EA	15.11
34.0	200	T 250 100/BAG PLASTIC STAKE	.2159	EA	43.18
35.0	10	FL60PSTW PLX3/4 FH SWVL TEE	1.9262	EA	19.26
36.0	2	FL60PSTW PLX3/4 FH SWVL ELL	1.4213	EA	2.84
37.0	5	FL-60-P3T PWR-LOC TEE .58-.675	1.7539	EA	8.77
38.0	5	FL-60-FC PWR-LOC CPLG .58-.675	.7066	EA	3.53
39.0	200	11GAX6 RND TOP JUTE STAPLE	.0552	EA	11.04
<b>CONTROLLER &amp; MISC ITEMS</b>					
41.0	1	FC-400 PRO-C OUTDOOR CONTROL	120.8307	EA	120.83
42.0	1	BA-6PT RIGHT ANGLE POWER CORD	6.3577	EA	6.36
43.0	1	RC38 3/8 CONN LS1B	.7057	EA	.71
44.0	8	61135 BLK/WHI WIRE NUTS	.6299	EA	5.04
45.0	1	FVC21B-020 1PT PVC-21 MED BODY	11.5093	EA	11.51
46.0	1	PR170P-010 1/2PT PRIMER-70 PR	6.5514	EA	6.55
47.0	1	TA-SW520 3/4 X 520 TEFLON TAPE	1.1400	EA	1.14



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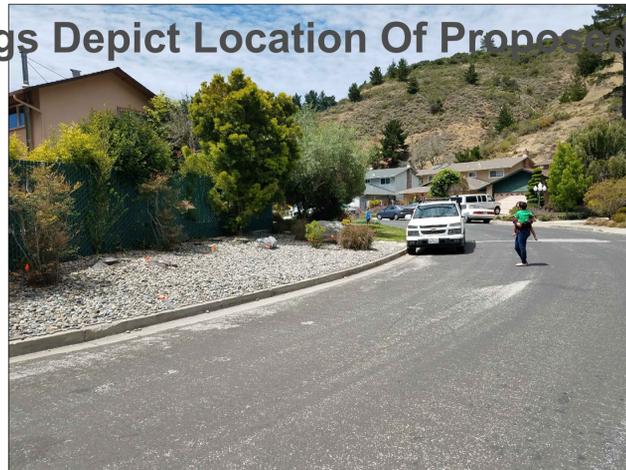
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	Sprinkler Valve Box
	Drip Irrigation Valve Box
	Drip Stub Up
	Sprinkler

**707 Prairie Creek Dr.**  
Pacifica, CA

**Irrigation Plan**

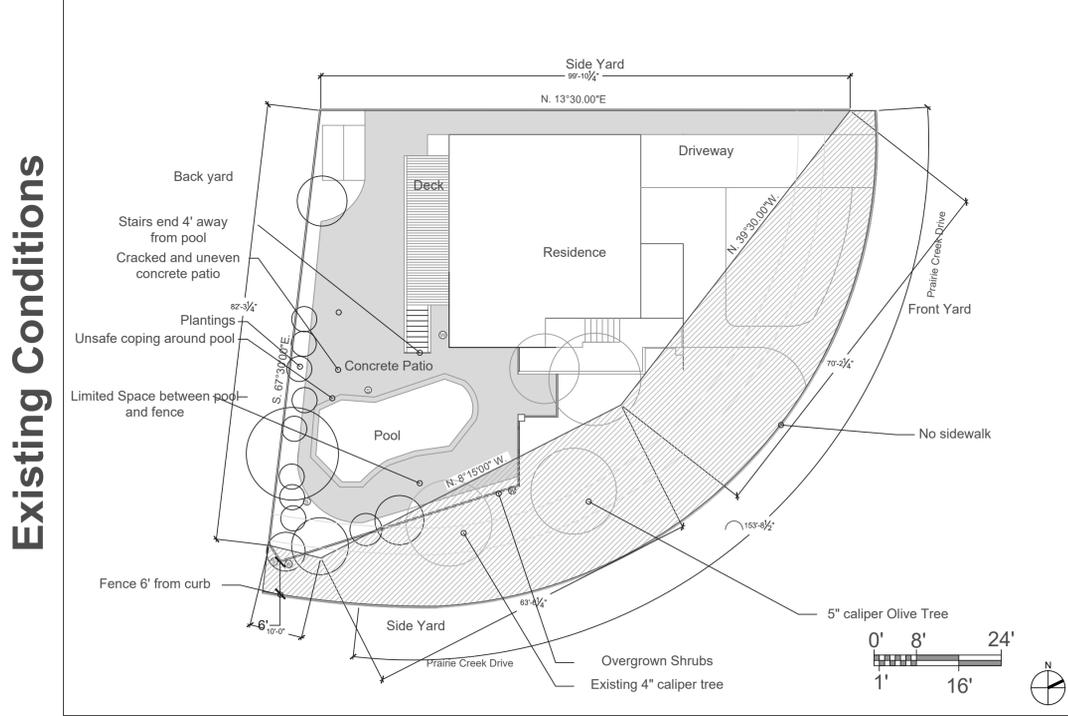
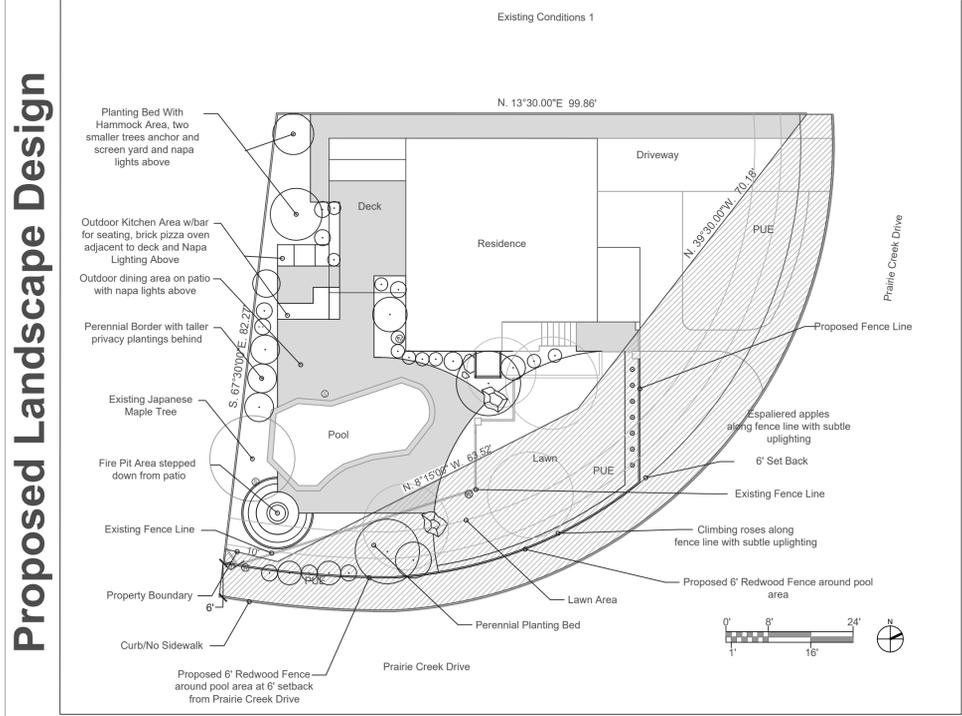
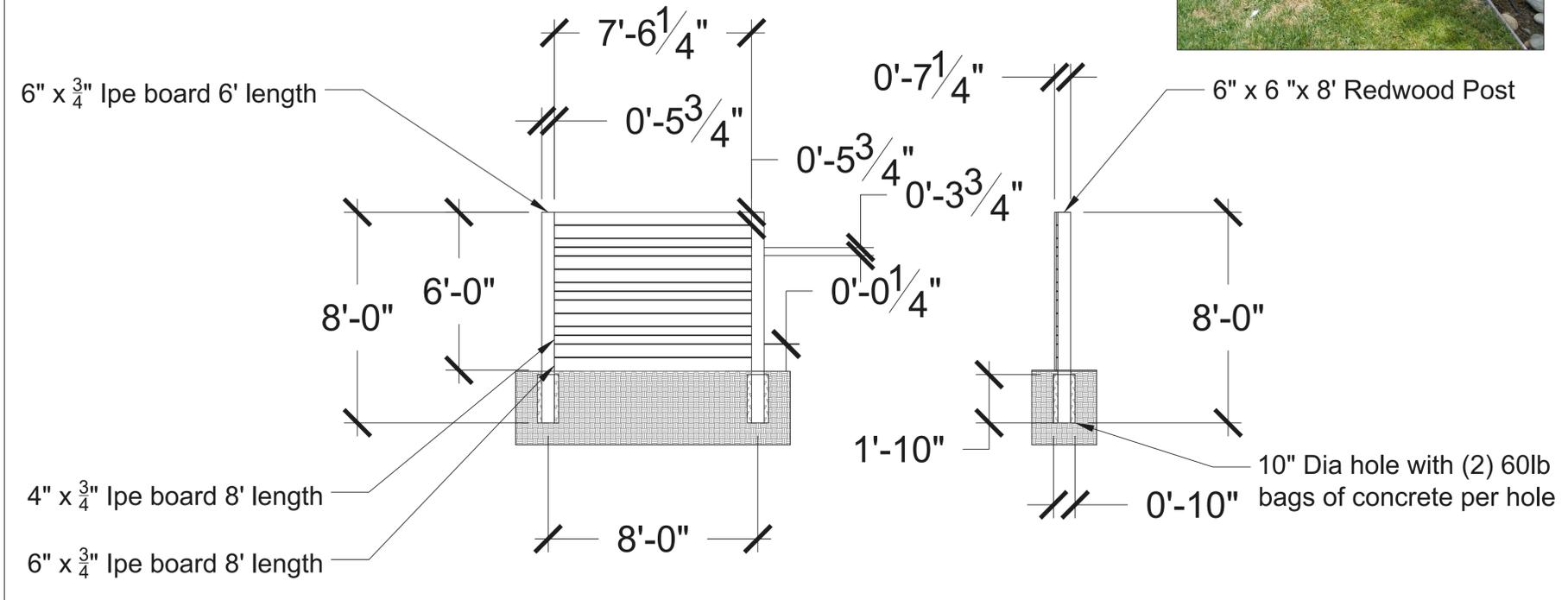
# Orange Flags Depict Location Of Proposed Fence



**Proposed Fence Type**

## Project Summary:

The impetus for the redesign of the back and side yard was safety. Having inherited the pool from a previous property owner the surrounding patio, and the coping of the pool are a safety hazard for the two young children. The unlevel concrete, and the limited space around pool was a source of anxiety. This design has safety in mind by providing more space around the pool, a new level patio and coping, a fence that will keep others out and the children in. The large radius of the curve on Prairie Creek Drive allows a clear line of sight on this slow moving road. The proposed landscape design will improve line of sight by removing some overgrown smaller trees, and enhance the aesthetic appeal of this area.



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707 Prairie Creek Dr.  
Pacifica, CA

Proposed 6' Setback Of Fence

DATE: 10/7/2018  
DRAWN BY:  
CHECKED BY:

# Attachment D

TAX CODE AREA \_\_\_\_\_

22-37

