CALIFORNIA COASTAL COMMISSION
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX (415) 904-5400
WEB: WWW.COASTAL.CA.GOV

F18b

A-2-PAC-20-0073 (San Pedro Valley LLC Mixed Use)

OCTOBER 15, 2021

EXHIBITS

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1300 DANMANN AVENUE– PROJECT LOCATION MAP
City of Pacifica, San Mateo County

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1300 DANMANN AVENUE– SITE PHOTOS
City of Pacifica, San Mateo County

Project site as seen looking west from Danmann Avenue.

Project site is on the left of Danmann Avenue, with Pacific Ocean to the North.

CITY OF PACIFICA
Planning, Building, and Code Enforcement
1800 Francisco Blvd. • Pacifica, California 94044-2506
(650) 738-7341 • www.cityofpacifica.org

Scenic Pacifica
Incorporated Nov. 22, 1957

NOTICE OF FINAL LOCAL ACTION

California Coastal Commission
Attn: Stephanie Rexing, District Supervisor
Attn: Julia Koppman Norton
455 Market Street, Suite 228
San Francisco, CA 94105

November 18, 2020

VIA CERTIFIED MAIL

RE: Coastal Development Permit CDP-409-19; 1300 Danmann (APNs 023-013-010 & 023-013-020)

Pursuant to Coastal Act Section 30603(d), Coastal Commission Regulations Section 13571, and Pacifica Municipal Code Section 9-4.4304(n), this notice will serve to confirm that the City of Pacifica approved the above-referenced Coastal Development Permit, and to furnish the following additional information:

APPLICANT NAME/ADDRESS: San Pedro Valley, LLC, 900 Rosita Road, Pacifica, CA 94044

PROJECT DESCRIPTION: Construction of a two-story mixed-use building (known as 1300 Danmann) consisting of 2,292 sf of ground floor commercial space and four residential apartments above with covered parking on a 14,551 sf site in Pacifica.

DECISION: The subject permit was approved by the City Council of the City of Pacifica on November 9, 2020, based on the required findings contained and adopted in the resolution of approval.

APPEAL PROCEDURES: The appeals process may involve the following:

LOCAL
- ☐ The local appeal period ended on _____, and no appeal was filed; or,
- ☒ The permit was appealed to and decided by the City Council, exhausting the local appeals process.

STATE
- ☒ The project IS within the Appeals Zone and the permit IS appealable to the State of California Coastal Commission if the appeal is made in writing to the Coastal Commission prior to the close of business on the 10th working day from the date of receipt of this notice by the Executive Director of the Commission. For additional information, contact the California Coastal Commission, 455 Market Street, Suite 228, San Francisco, CA 94105, (415) 904-5260; or,
- ☐ The project is NOT in the Appeals Zone and the permit is NOT appealable to the Coastal Commission.

Additional information may be obtained by contacting the Pacifica Planning Department at 1800 Francisco Boulevard, Pacifica, CA 94044, (650) 738-7341, or permittech@ci.pacifica.ca.us.

Tina Wehrmeister
Planning Director

Attachments: ☒ Resolution of Approval with conditions ☒ Staff Report(s) ☒ Meeting Minutes ☒ Project Plans

A-2-PAC-20-0073
Exhibit 3
Page 1 of 1

CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT OFFICE
455 MARKET ST., SUITE 228
SAN FRANCISCO, CA 94105-2420
(415) 904-5260
NORTHCENTRALCOAST@COASTAL.CA.GOV

APPEAL FORM

Appeal of Local Government Coastal Development Permit

Filing Information (STAFF ONLY)

District Office: North Central Coast

Appeal Number: _____

Date Filed: _____

Appellant Name(s): _____

APPELLANTS

IMPORTANT. Before you complete and submit this appeal form to appeal a coastal development permit (CDP) decision of a local government with a certified local coastal program (LCP) to the California Coastal Commission, please review the appeal information sheet. The appeal information sheet describes who is eligible to appeal what types of local government CDP decisions, the proper grounds for appeal, and the procedures for submitting such appeals to the Commission. Appellants are responsible for submitting appeals that conform to the Commission law, including regulations. Appeals that do not conform may not be accepted. If you have any questions about any aspect of the appeal process, please contact staff in the Commission district office with jurisdiction over the area in question (see the Commission's contact page at https://coastal.ca.gov/contact/#/).

Note regarding emailed appeals. Please note that emailed appeals are accepted ONLY at the general email address for the Coastal Commission district office with jurisdiction over the local government in question. For the North Central Coast district office, the email address is NorthCentralCoast@coastal.ca.gov. An appeal emailed to some other email address, including a different district's general email address or a staff email address, will be rejected. It is the appellant's responsibility to use the correct email address, and appellants are encouraged to contact Commission staff with any questions. For more information, see the Commission's contact page at https://coastal.ca.gov/contact/#/).

1. Appellant information[1]

Name: Cherie Chan

Mailing address: 324 San Pedro Avenue

Phone number: (510) 703-3748

Email address: chan.cherie@gmail.com

How did you participate in the local CDP application and decision-making process?

☐ Did not participate ☑ Submitted comment ☑ Testified at hearing ☐ Other

Describe: I submitted written comments before the Pacifica Planning Commission, before the City Council Meeting, and testified at the City Council meeting.

If you did *not* participate in the local CDP application and decision-making process, please identify why you should be allowed to appeal anyway (e.g., if you did not participate because you were not properly noticed).

Describe:

Please identify how you exhausted all LCP CDP appeal processes or otherwise identify why you should be allowed to appeal (e.g., if the local government did not follow proper CDP notice and hearing procedures, or it charges a fee for local appellate CDP processes).

Describe: I submitted written comments before the Pacifica Planning Commission, before the City Council Meeting, and testified at the City Council meeting. I contributed to a neighbor's City Council Appeal. The City of Pacifica also charges a $500 appeal fee.

[1] If there are multiple appellants, each appellant must provide their own contact and participation information. Please attach additional sheets as necessary.

2. Local CDP decision being appealed[2]

Local government name:	City of Pacifica
Local government approval body:	City Council
Local government CDP application number:	CDP-409-19
Local government CDP decision:	☑ CDP approval ☐ CDP denial[3]
Date of local government CDP decision:	2020-11-09

Please identify the location and description of the development that was approved or denied by the local government.

Describe: APN 016-011-190, CCC ID# 2-PAC-19-1022
1300 DANMANN AVENUE, PACIFICA, CA
Construction Of A New Mixed Use
Building With Approximately 2,292 Sf of
Commercial Space At the Ground Floor,
and (4) Residential Units ((2) 2-Bedroom
Units And (2) 1-Bedroom Units) At The
Second Level.

[2] Attach additional sheets as necessary to fully describe the local government CDP decision, including a description of the development that was the subject of the CDP application and decision.

[3] Very few local CDP denials are appealable, and those that are also require submittal of an appeal fee. Please see the appeal information sheet for more information.

3. Identification of interested persons

On a separate page, please provide the names and contact information (i.e., mailing and email addresses) of all persons whom you know to be interested in the local CDP decision and/or the approved or denied development (e.g., the applicant, other persons who participated in the local CDP application and decision making process, etc.), and check this box to acknowledge that you have done so.

☑ Interested persons identified and provided on a separate attached sheet

4. Grounds for this appeal[4]

For appeals of a CDP approval, grounds for appeal are limited to allegations that the approved development does not conform to the LCP or to Coastal Act public access provisions. For appeals of a CDP denial, grounds for appeal are limited to allegations that the development conforms to the LCP and to Coastal Act public access provisions. Please clearly identify the ways in which the development meets or doesn't meet, as applicable, the LCP and Coastal Act provisions, with citations to specific provisions as much as possible. Appellants are encouraged to be concise, and to arrange their appeals by topic area and by individual policies.

Describe: See also Appeal to City of Pacifica CDP-413-19 for 277 Kent filed by Allison West.

See Attached docs:

A-2020-12-08_Danmann_Pacifica_Coastal_Appeal

B-2020.11.22.Drury_GeneralPlan.pdf

C-Interested Parties.xlsx

[4] Attach additional sheets as necessary to fully describe the grounds for appeal.

5. Appellant certification[5]

I attest that to the best of my knowledge, all information and facts in this appeal are correct and complete.

Print name Cherie Chan

Cherie Chan

Signature

Date of Signature 12/8/2020

5. Representative authorization[6]

While not required, you may identify others to represent you in the appeal process. If you do, they must have the power to bind you in all matters concerning the appeal. To do so, please complete the representative authorization form below and check this box to acknowledge that you have done so.

☐ I have authorized a representative, and I have provided authorization for them on the representative authorization form attached.

[5] If there are multiple appellants, each appellant must provide their own certification. Please attach additional sheets as necessary.

[6] If there are multiple appellants, each appellant must provide their own representative authorization form to identify others who represent them. Please attach additional sheets as necessary.

CALIFORNIA COASTAL COMMISSION
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400

DISCLOSURE OF REPRESENTATIVES

If you intend to have anyone communicate on your behalf to the California Coastal Commission, individual Commissioners, and/or Commission staff regarding your coastal development permit (CDP) application (including if your project has been appealed to the Commission from a local government decision) or your appeal, then you are required to identify the name and contact information for all such persons prior to any such communication occurring (see Public Resources Code, Section 30319). The law provides that failure to comply with this disclosure requirement prior to the time that a communication occurs is a misdemeanor that is punishable by a fine or imprisonment and may lead to denial of an application or rejection of an appeal.

To meet this important disclosure requirement, please list below all representatives who will communicate on your behalf or on the behalf of your business and submit the list to the appropriate Commission office. This list could include a wide variety of people such as attorneys, architects, biologists, engineers, etc. If you identify more than one such representative, please identify a lead representative for ease of coordination and communication. You must submit an updated list anytime your list of representatives changes. You must submit the disclosure list before any communication by your representative to the Commission or staff occurs.

Your Name _____

CDP Application or Appeal Number _____

Lead Representative

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Your Signature _____

Date of Signature _____

Additional Representatives (as necessary)

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Your Signature_____

Date of Signature _____

December 8, 2020

California Coastal Commission
North Central Coast District Office
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Re: Appeal of Pacifica City Council Decision of November 9, 2020
CDP-409-19 at 1300 Danmann (APN 016-011-190)
CCC ID# 2-PAC-19-1022

Dear Commission Staff:

I am writing today to voice my opposition to the Pacifica City Council's decision on 11/9/20 to approve the proposed development at 1300 Danmann Blvd, and request a more thorough review by the California Coastal Commission (CCC). Based on the 1980 Local Coastal Land Use Plan (LCUP), Pacifica Hazard Policy in Pacifica's new draft LCP, California Coastal Commission (CCC) Sea Level Rise Policy Guidance,[1] and the CCC's own concerns as expressed in their letters to the applicant on March 10, 2020 and July 9, 2020, it is our contention that the limited hazard studies included in this permit for new development must include modern erosion data (not stopping at the year 2000) and Sea Level Rise projections in accordance to State guidelines. A deeper investigation and consideration into potential violations of the 1980 Local Coastal Land Use Plan must also be considered before any building is approved on this hazardous property.

The proposed development at 1300 Danmann Blvd is **inconsistent** with the existing 1980 Pacifica General Plan (GP) and LCLUP as detailed below including: **LCLUP Policy 26** (items a and b): New developments shall **minimize risk to life and property, and assure stability and structural integrity for the life of the project through** inadequate analysis and risk assessment of the project site. In addition, the applicant fails to meet the **Net Developable Area** criteria, support Coastal Recreational uses, and is inconsistent with the character of the neighborhood as described in the General Plan.

This appeal provides an analysis researched and compiled by local community members and scientific professionals, including the appellant, with decades of observational experience at this location. There are numerous inconsistencies with the LCP/GP and substantial concerns for safety of life and property under the current proposal at this highly problematic coastal site.

We request that the CCC deny CDP-409-19 based on the inconsistencies with the 1980 GP and LCLUP policy 26, Policies 7,8,9 regarding the protection of Coastal Recreational Reservation, and Neighborhood Fit. along with the inadequate evaluation of a documented hazard zone in the 1980 GP. In addition, we ask the CCC to consider this permit on a different basis: California law is clear – a land use action such as approval of a development permit that is not consistent with a city's current general plan, the charter for development, is invalid at the time it is passed. The **general**

[1]California Coastal Commission Sea Level Rise Policy Guidance. Chapter 6: Addressing Sea Level Rise in Coastal Development Permits.
https://documents.coastal.ca.gov/assets/slr/guidance/August2015/6_Ch6_Adopted_Sea_Level_Rise_Policy_Guidance.pdf

plan must be adequate as a prerequisite to undertaking a land use approval. This is because for consistency to be found the city's general plan must be legally adequate. As noted in the attached letter, the City erred in approving projects in vulnerable areas because the City's forty-year-old 1980 General Plan ("General Plan") is legally inadequate, fatally out of date, and fatally inconsistent. These legal deficiencies are directly relevant to the proposed Project. Until the General Plan is updated to comply with legal requirements, the City did not have the authority to approve the project.

Analysis

Policy 26, Part (a) – Risk to Life and Property and Coastal Hazard and (b) Assure stability and Structural Integrity

Parts (a) and (b) in policy 26 of the 1980 Pacifica LCP and Coastal Act Section 30253 (Minimization of adverse impacts) state:

> *"New development shall:*
>
> *(a)* ***Minimize risks to life and property*** *in areas of high geologic, flood and fire hazard.*
>
> *(b)* ***Assure stability and structural integrity*** *and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site- or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

This proposed new development lies in a known Coastal hazard zone according to the City's own maps; yet, the applicants fail to fulfill the basic care required to ensure the safety and sustainability of this proposed project based on modern science and data.

The Proposed Project Fails to Meet the 100-Year Design Life Requirement of the LCP

The City's LCLUP defines the required Design Life of a project to assure stability and structural integrity as "the time span during which the designer expects the development to safely exist"[2] for 100 years. In addition, "the City's Seismic Safety and Safety Element requires the bluff setback to be adequate to accommodate a minimum 100-year event, whether caused by seismic, geotechnical, or storm conditions."[3] So, any new development must be expected to remain standing through 2122. The Applicant fails to make this Case.

The Proposed Project is in a Known Hazard Zone

According to city's own 1980 GP hazard zone maps, this property is subject to landslide hazards and therefore requires additional geotechnical evaluation. Current erosion data extrapolates that much of the development site will give way to Coastal Erosion by 2100, if not sooner,[4] as shown in the City's own Local Coastal Land Use Plan as submitted to the CCC.

[2] City of Pacifica Local Coastal Land Use Plan. March 24, 1980. At page C-16.
[3] City of Pacifica Local Coastal Land Use Plan. March 24, 1980. Page C-19.
[4] City of Pacifica Local Coastal Land Use Plan Consultation Draft, Submitted September 2019.

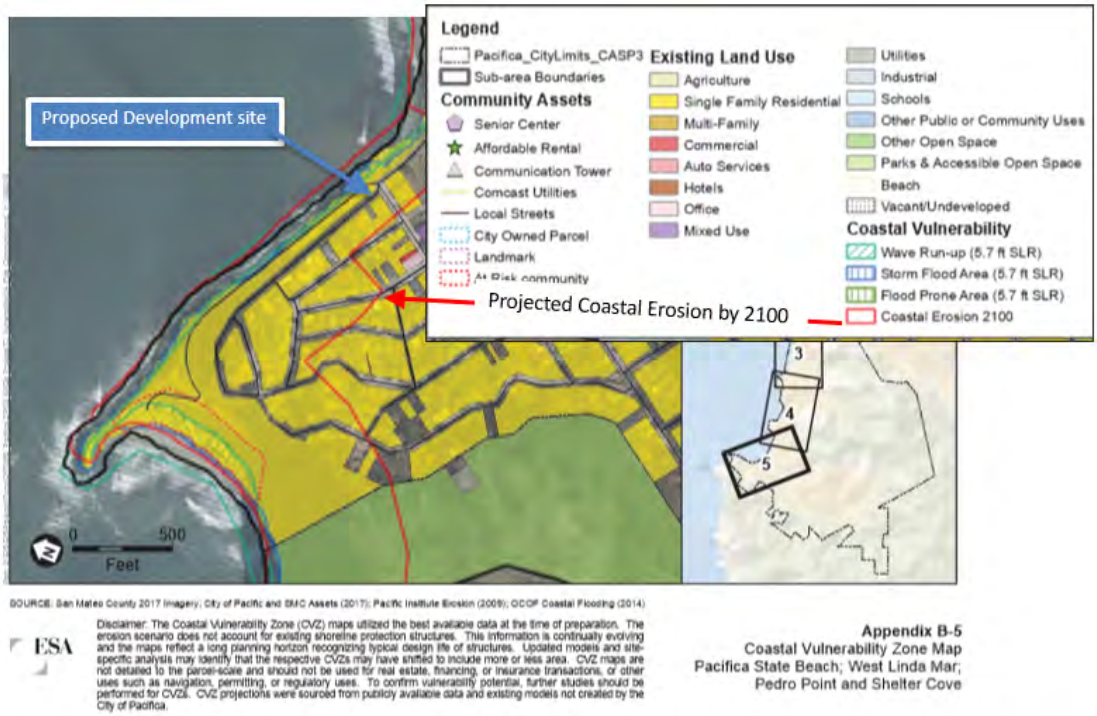


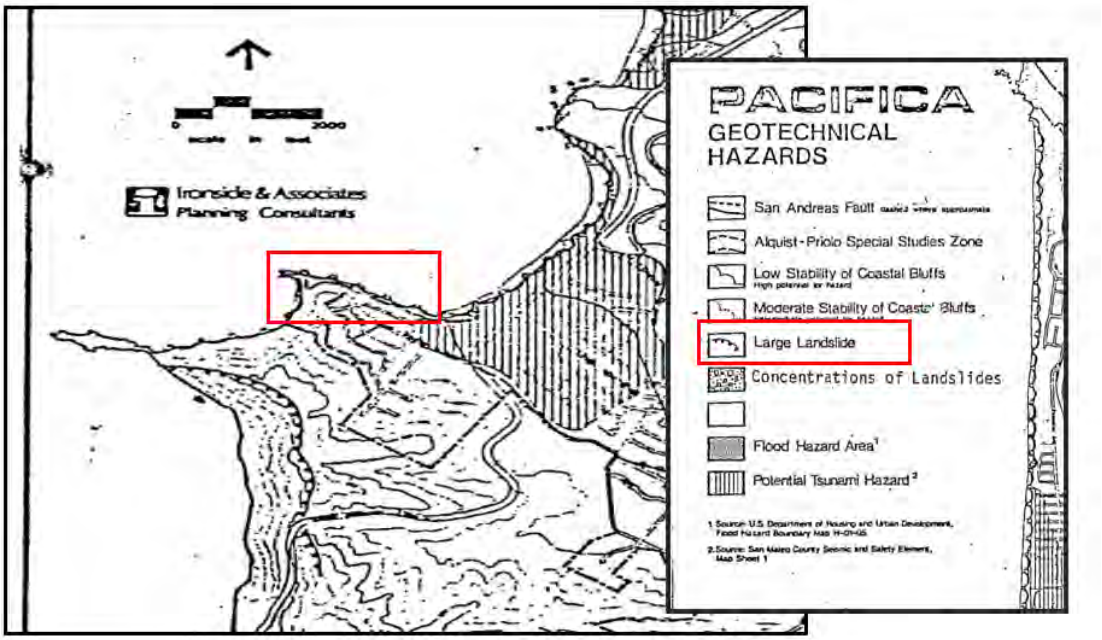
Figure 1: The City's Maps Indicate the project is within the Coastal Vulnerability Zone subject to Coastal Erosion by 2100

Note that this document has not been accepted by the CCC precisely because it continues to underplay Coastal Erosion risk, as noted in the letter from the CCC to the City below.

> *As the Coastal Commission has routinely stated, clear, proactive policies for addressing sea level rise are critically important. This is undoubtedly true in Pacifica where, as is identified in the City's Sea Level Rise Vulnerability Assessment (June 2018), the City is already vulnerable to storm and wave impacts. Such impacts are evidenced by the loss of blufftop residential structures in recent years…*
> *To this end, we are concerned that both the removal of some proposed policies from the first memo and the addition of new language in the second memo will result in policies that do not clearly state the need to ensure that new development and redevelopment be sited and designed to be safe from coastal hazards.*[5]

The existing 1980 General Plan has also identified the area-in-question as a high-hazard zone.

[5] Letter from Jeannine Manna, North Central Coast District Manager, California Coastal Commission, to Tina Wehrmeister, Planning Director, City of Pacifica. Subject: City of Pacifica Draft Land Use Plan (LUP) Hazard Policies. October 19, 2018.



While City Planning staff assert that the use of a site-specific geologic analysis supersedes the CCC's reliance on regional erosion studies and values,[6] this reliance, if used, must be accompanied by a robust analysis based on current science, not by using a select subset of favorable information. Highlighting and acknowledging hazards adjacent to the development site--and thus denying a building permit on that basis--on a site which has been known to be hazardous since at least the 1980 General Plan, cannot be construed to be a taking.

The Applicant's Hired Geologist Uses Outdated Methods: 20-year-old Photos Reviewed Over 10 Years Ago

The Applicant's hired geologist asserts that "our ocean bluff retreat study has indicated that the rate of bluff retreat over the next 50 years is likely to be rather minimal, and not likely to cross Shelter Cove Road."[7] Their primary basis in this limited study for a compulsory requirement is historic black and white photos which they *reviewed for a different project* from Oakland back in 2008—stopping at 2000--as the primary basis for their Cliff Retreat study which returns erosion rates from 0.1 to 0.35 feet per year, as opposed to other erosion estimates, which differ by an order of

[6] Pacifica City Council Meeting, November 09, 2020.
[7] Geotechnical Investigation for Proposed New Mixed-Use Building. Attachment H - Geotechnical Hazard Analysis. Page 4.

magnitude. We include the entirety of their submitted analysis here:

Historic Aerial Photograph Review

We reviewed stereo-sets of historic aerial photographs in order to perform our ocean bluff retreat analysis for an adjacent lot in 2008. The black and white photographs were reviewed at the offices of Pacific Aerial Surveys in Oakland. There were no signs of slope failure on the steep bluff in the area of the subject lot, although some signs of instability were noted on the bluff about 1200 feet to the west of the subject lot.

The record includes no evidence, no documentation, and no photos: merely the hired geologist's recollection of a review back in 2008. Using these historic aerial photographs (from 1955--2000) the geologist uses this rate on a going-forward basis from 2020 through presumably 2120.

The California Coastal Commission has also noted issues with the hired geologist's analysis, stating:

> *While the applicant's consultant, GeoForensics, reported historic erosion rates in the range of 0.1 to 0.45 ft/yr, other sources report much higher rates. The USGS average historical retreat rate is 1.5 ft/yr, and the highest historical retreat rate for this area that we have found is 2.3 ft/yr."*[8]

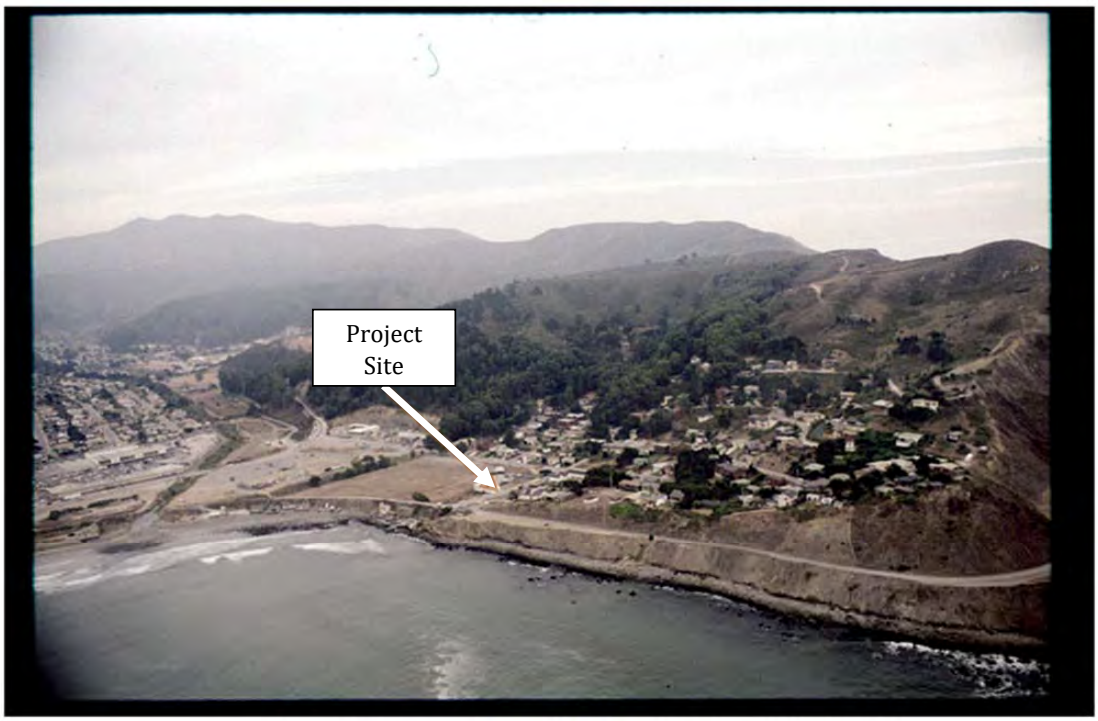
Using this higher rate of retreat, the cliff would erode 230 feet in the next 80 years, consistent with the City's hazard map. The diagram below highlights stark differences between the Applicant's historic retreat estimates and the USGS documents.

[8] California Coastal Commission, Tuesday, April 28, 2020 2:45 PM.

Figure 2: The Wildly Divergent Erosion Estimates between the Applicant's Erosion Estimate and the CCC's Must be Resolved

The shortcomings in the application can partially resolved [though responsibility must be on the applicant, not the appellant] by including for meaningful review, relevant, timely erosion photos and studies. Without this evidence, the applicant's claims to have seen some photos in an Oakland

warehouse back in 2008 cannot be considered meaningful evidence. Instead, we provide a time-series of photos here which contradicts the Hired Engineer's claims that the project site sits atop a stable cliff which has faced negligible erosion over the past 45 years, and is thus unlikely to result in erosion over the next 100 years.



N37 36.21 W122 30.36 Image 7927051 Wed Oct 3 14:40:00 1979
Nearest caption: Esplanade Apartments, Pacifica, now at risk from cliff erosion (at Image 7927027, 3.080 nm North)

Figure 3: Pedro Point, 1979: Shelter Cove Road is Easily Passable around Pedro Point. Substantial Undercuts already exist. Credit: Coastal Records Project

Figure 4: Pedro Point 1987: Profound In cut Develops almost directly seaward from Proposed Development Site.
Credit: Coastal Records Project

N37 36.09 W122 30.57 Image 5921 Mon Sep 30 15:31:56 2002
Ocean Shore RR depot Tobin, Pedro, San Pedro Terrace by the Sea

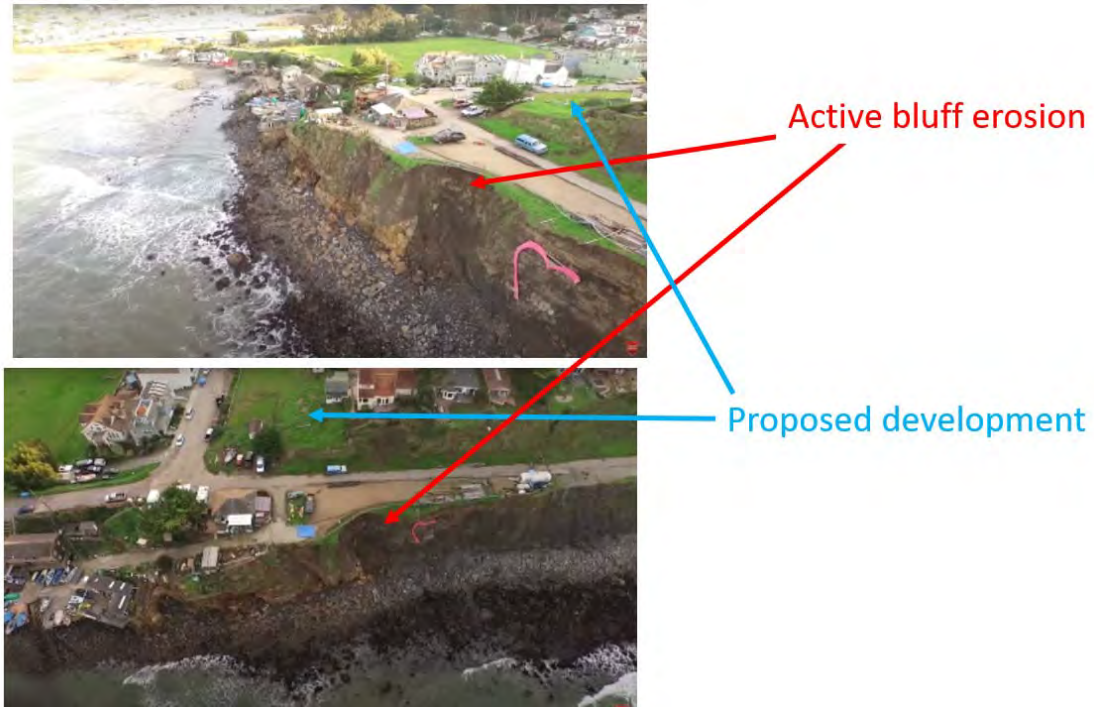
Figure 5: 2002: In cut further restricts road just seaward of project site. Credit: Coastal Records Project

N37 35.95 W122 30.52 Image 200809428 Wed Oct 1 14:03:42 2008
Nearest caption: the Boat Docks at Pedro Point, Pacifica (at Image 200809424, 463 ft East)

Figure 6: Pedro Point, 2008. Road is now subject to overwash and severe erosion, just 250 feet west of proposed project, not 2100 feet as claimed by Applicant Engineer. Credit: Coastal Records Project

Drone Footage from 2016 also highlights the dramatic erosion adjacent to the proposed project site, with screen shots for the record.

https://www.youtube.com/watch?v=ws85ECrni8Q&list=PLeyOP16MFrdzdrxjVKn2bSui2burxuLfh&index=7


Active bluff erosion
Proposed development


Proposed development
Major subsidence mapping

Recent photos taken by neighbors taken this year demonstrate the profound, recent, and persistent erosion taken just seaward of the project site, as shown below. This was accompanied by a letter from a concerned neighbor sent to the Planning Department.

> *I have personally observed the cliffside along Shoreline Dr where there is erosion activity on a regular basis with five feet of earth and fencing falling from one of the home's backyard the past two months. The bluff directly in front of this property has a concrete platform that has recently given way and is falling into the ocean and is only a few feet away from this proposed development. Additionally, there is another 10 feet of the bluff that is ready to fall into the ocean at any time now.*[9]

Figure 7: Figure 7: Concrete Slab Falling into Ocean 20 feet from Proposed Development (bluff view)

[9] Subject: Coastal Development Application CDP-409-19 proposed multiple building/unit mixed commercial proposal. Public Comments of Samuel Casillas, sent May 4th, 2020.

The Geology Study Fails to Consider Sea Level Rise

All Coastal Development Permits require that "locations currently subject to inundation, flooding, wave impacts, erosion, or saltwater intrusion will be exposed to increased risks from these coastal hazards with rising sea level and **will require review for sea level rise effects**."[10]

As discussed earlier, this proposed site is in a notorious Erosion Zone, as known since the 1980 Pacifica General Plan. Despite this proposed project being in a known Erosion hazard zone, the appellant's geotechnical engineer fails to include any reference, analysis, or acknowledgement of Sea Level rise, instead relying on decades-old photos, with a straight-line extrapolation (ending at 2000) into the future. It fails to consider that climate change is accelerating, and erosion will increase as sea levels rise. Worse yet, the original appellants, and several public comments pointed out climate change; yet, the City flat-out denies any consideration of Climate Change and Sea Level Rise, boldly stating."

> *The Appellant does not provide any evidence to substantiate the claim that there are new climate change models which are relevant to the City's review of the proposed Project.*[11]

The city's claim that it does not need to consider climate change is disingenuous at best. In this case the City is eager to deny Sea Level Rise concerns to rubberstamp a project which brings in limited short-term development in exchange for a long-term public nuisance to be dealt with at taxpayer expense. Yet, in the case of the Beach Boulevard Seawall project, which the same firm, GeoForensics, concluded:

> *In summary, we found that the existing sea wall is in excellent condition at this time, and should be expected to last well into the foreseeable future with appropriate maintenance."*

This, of course, is the same rapidly eroding seawall that the city is now seeking grants and Public Funding to rebuild north of the pier.

In contrast, this Danmann project is not afforded the rights to erect any bluff erosion mitigation measures due to their lack of ownership of adjacent bluff properties. In this case, where public funds and grants may be

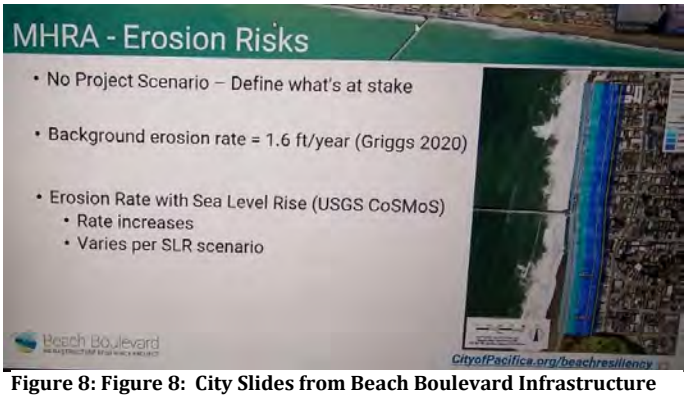


Figure 8: Figure 8: City Slides from Beach Boulevard Infrastructure Resiliency Project: Community Workshop #2. December 3rd, 2020

[10] California Coastal Commission Sea Level Rise Policy Guidance. Adopted August 12, 2015. Chapter 6: Addressing Sea Level Rise in Coastal Development Permits https://documents.coastal.ca.gov/assets/slr/guidance/August2015/6_Ch6_Adopted_Sea_Level_Rise_Policy_Guidance.pdf Page 98.

[11] Staff Report Printout as posted on the Pacifica City Council Meeting Portal on November 11, 2020. https://pacificacityca.iqm2.com/Citizens/Detail_Meeting.aspx?ID=1334.

leveraged, the City freely acknowledges a higher rate of erosion and various Sea Level Rise (SLR) scenarios.

The City Has Failed to Conduct a Peer Review of the Hired Geologists' Study.

Despite the 85 pages of opposition letters, many citing Sea Level Rise for both this property and the adjacent project at 277 Kent, the City has failed to conduct its own engineering peer review, as was conducted by Daedalus and CS for the project at 1567 Beach Blvd, also in Pacifica, which was ultimately rejected by the CCC.

LCLUP Violation: Hydrology Has Not Been Considered

The applicants also fail to document or consider the known underground spring(s) located at the southern edge of the projects in question on Kent Street near the corner of Danmann.

> *"As with all bluff-top sites, establishment of net developable area must be based on detailed studies of the geology and **hydrology** of individual sites given environmental conditions, including potential seismic activity.*[12]

On the Southern Border of the property in question is an ongoing water source, as documented in Appendix. This water source is from active underground spring activity that is active year around. As documented in Appendix the city engineer acknowledged an active hazardous condition that was initially revealed during the city's sewer line replacement program. During the sewer replacement work an underground spring was exposed and the city spent over eight months to determine how to mitigate the active hydrology issue adjacent to the proposed development. The planning department and planning commission was made aware of this hydrology hazard during the appeal process, yet planning never requested input from the city's own engineer to understand the full scope of the potential hazard directly in front of the proposed development site.

Furthermore, just 40 yards from the border was a historic well with water tower at 1276 Danmann Ave. that served as the main water source for Pedro Point during its agricultural era.

The geotechnical engineer hired by the applicant was negligent by not conducting a boring study in the area of the hydrology activity and did so in order to avoid documenting the known hazard.

The Project Incorrectly Calculates the Net Developable Area of the Project

The LCLUP contains an explicit requirement on page C-20 that density shall be based on the "net developable" area in known hazard zones, and specifically calls out bluff-top areas, such as the project site in question. In their density maps, the applicants fail to consider the "net developable area," and instead calculate density on the total parcel size, which is explicitly barred in the certified LCLUP. Rather, the density standards considered on this parcel must be based on the realistic erosion scenarios described above, including Sea Level Rise.

Policy 7, 8, and 9: Coastal Recreational Reservation,

The proposed project violates the following three components of the Certified LCLUP.

> *7. Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable*

[12] City of Pacifica Local Coastal Land Use Plan. March 24. 1980. Page C-25.

future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area. (LU)

8. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry. (H, L~) Key Fishing Area. See Pacifica Website.

9. Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible. (LU)

From a human scale, the project in question lies at a critical intersection of a neighborhood's social heart and visitor-serving gathering place, historic landmark, and recreational fishing access point.

Directly to the East of the project in question is the historic Pedro Point Firehouse, at 1227 Danmann Avenue. It is the home of countless neighborhood potlucks, and weddings, and life events for the surrounding community.[13] Adjacent and directly to the north [across the private road] perched atop the ocean is the Tobin Station:

It is one of the few 'remaining stations of the short lived Ocean Shore Railroad and is an important local historic landmark. Sited on the bluff with a sweeping view of San Pedro Beach and the Headlands and the main coast, Tobin Station should be protected as a historic landmark. The building could become a coastal overlook point and a small local railroad museum if acquired by a public agency.[14]

Just west of Tobin station along the private road is an access point to the well-established fishing area, which is described as an access point on page C-58 in 1980, and still highlighted in official visitor-serving Pacifica websites to date[15].

[13] https://www.pedropoint.org/history
[14] LCLUP, page C-56
[15] Website of the Pacifica Chamber of Commerce and the Pacifica Business Improvement District https://visitpacifica.com/fishing-crabbing/

Pacifica Pier is the only pier in the Bay Area where you can crab or fish for free. The crabbing season begins in November and lasts throughout July. During the winter, Dungeness Crab, not available elsewhere in the Bay Area, are abundant off the pier.

In the spring, you can catch perch at Linda Mar Beach; in the fall, go rock fishing off Pedro Point; in the summer, on low foggy days, you can catch striped bass from the shoreline off any beach in Pacifica.

Accordingly, the LCLUP proposed a Special Area Designation for this area, "in concert with visitor-oriented commercial uses and increased public access and recreational use of the area." Included among these criteria are protection of the existing marine resources from over use, protection of the special character of the neighborhood, and protection of the varied recreational opportunities now present."

Figure 9: Appellant's Daughter outside the Llama Field, 2015.

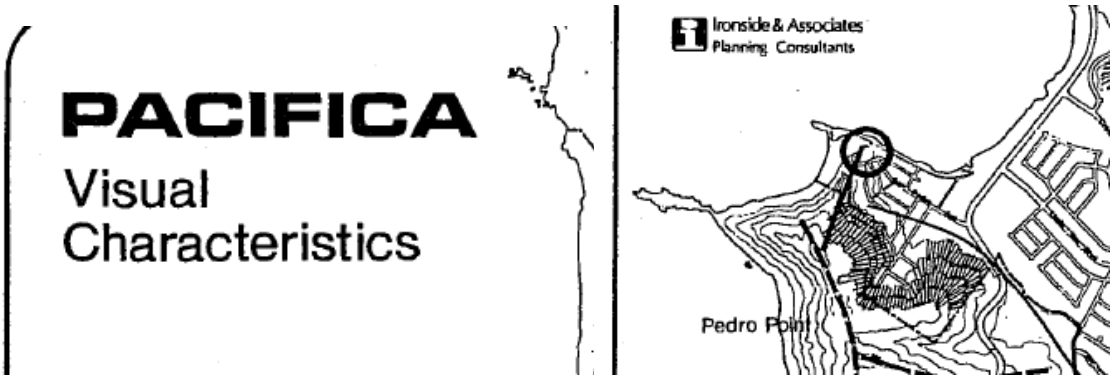
The proposed project fulfills none of these required elements. Visitors flock to this intersection to recreate, celebrate important milestones, and contemplate history. This property lies at a key position which could tie the Pedro short-lived Point Firehouse, The Pedro Point Field, Pacifica State Beach[16], and the Pedro Point Headlands into a visitor-serving coastal destination which is uniquely accessible to

As noted in LCLUP **Policy 19**, "The maximum amount of prime agricultural land shall be maintained in agricultural production." this property is still known locally as the Llama field, and priority should be afforded to agricultural uses if feasible, and to low-density visitor-serving uses at a minimum. This new project also fails to **provide public access** from the nearest public roadway (Kent Road) to the shoreline as required in new development project. We ask that the CCC invoke its duty to enforce and prioritize the public's right to access the shoreline (30210 to 30214)

Policy 24: Permitted development shall be Visually Compatible with the Character of the Surrounding Areas

This project is inconsistent with the 1980 LCP and General Plan regarding the character of the Pedro Point neighborhood and community scale, parking, beach parking and traffic circulation. The Pedro Point neighborhood was specifically included in the GP Community Design Element for "visual characteristics" as shown in the 1980 GP:

[16] One of the most popular beginner surf breaks in the Bay Area. https://visitpacifica.com/surfing/



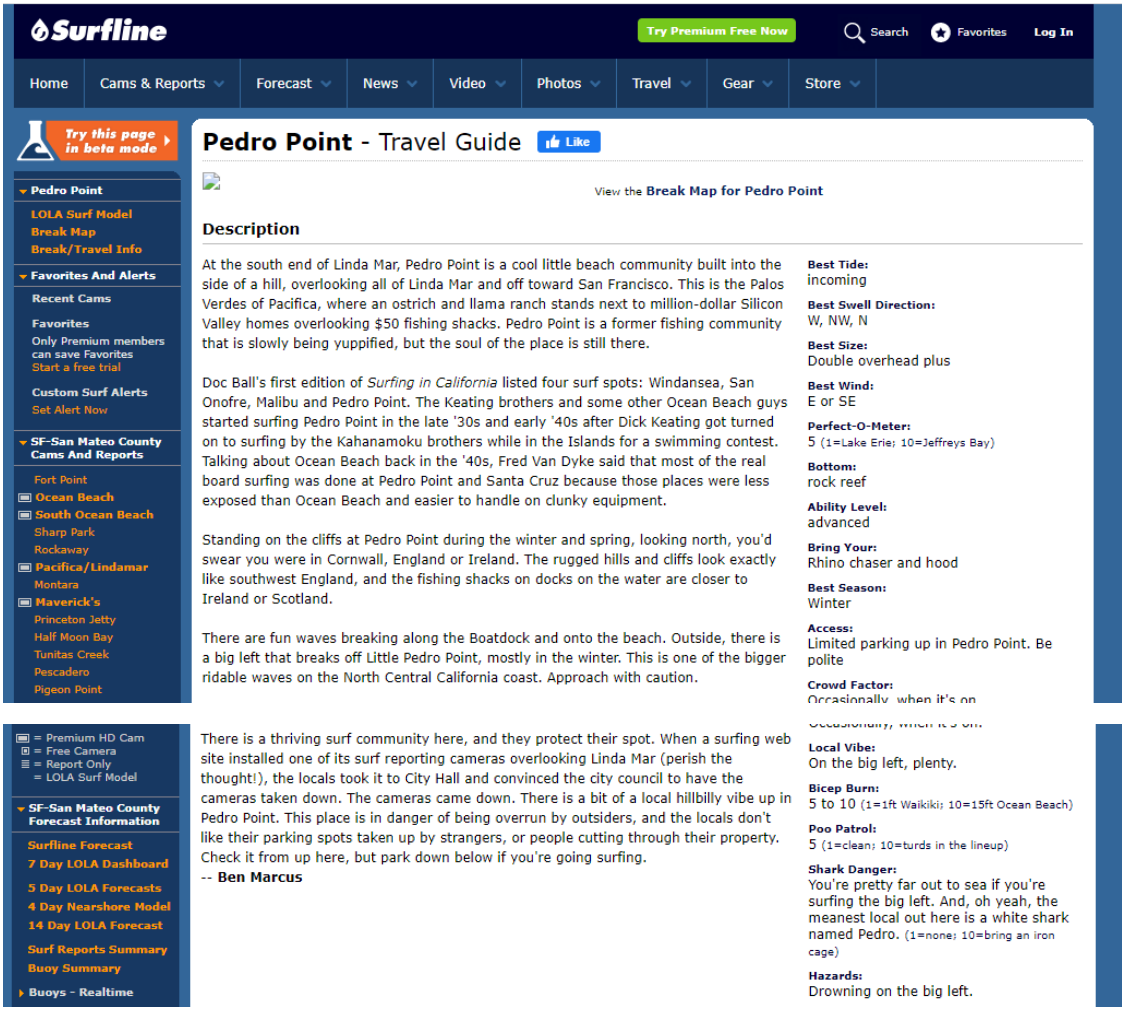
This section of the 1980 GP specifically states: "In existing residential areas, where additional in-filling will occur, new development should be compatible in scale and density with the existing neighborhood."

This proposed project is not compatible with the neighborhood. In order to retain the same neighborhood characteristics, the CCC could consider a compromise more in line with the design at 1275 Danmann Ave which fulfills all the zoning requirements for this property and could feasibly divide the building into two dwellings along with a commercial space below. Note that 1275 is significantly more set back from 1330 Danmann, and does not fall within the

Figure 10: 1275 Danmann Ave, with Pedro Point Creative Public Event Space downstairs. www.ppcreative.com

Additionally, by proposing this footprint, the CCC could recommend placing this structure closer to the corner of Danmann and Kent, yet with an adequate setback from Kent where the 100 year erosion rate may cause the least amount of a hazard and potentially mitigate the inevitable public nuisance versus a 4 unit L-shaped building that does not belong in this neighborhood and will not come close to a 100 year design-life.

As noted in the Surfline Travel Guide below, residents and visitors to Pedro Point are appealing to the California Coastal Commission to preserve this distinct and valuable natural resource of vital and enduring interest to all people.



Appendix

Known Hydrology

From: Dan Shugar
Sent: Wednesday, June 26, 2019 2:27 PM
To: 'Sam Bautista' <bautistas@ci.pacifica.ca.us>
Subject: Hazardous conditions on Kent / Danmann roads
Importance: High

Sam, I hope you have been well. Following my voicemail, we've had an ongoing safety and public works disrepair situation in the Danmann – Kent Road intersection area that has been especially acute since the sewer upgrade project that happened last summer.

The photos below, taken today, tell the story. In summary, during the sewer project, an ongoing water source, draining on the street, was created. This area was capped by steel plates with City of Pacifica logos on them. Danmann and the lower half of Kent Road was significantly degraded by the heavy equipment used in the sewer project. Danmann is nothing more than a dirt road at places. The water is coagulating on the street especially in the large pot holes that exist in Danmann.

Directly across the street is the Firehouse which is the most active community centers at Pedro Point and one of the most active in the City, with hundreds of visitors many weeks. The Firehouse brings significant economic benefits to the City in the form of visitors that spend money at local businesses. Additionally there is a community constructed playground adjoining the Firehouse.

The disrepair of the public road and water system has created a hazardous condition which is magnified by the extensive public use, especially with children. The hazards are created by:

1. Wet roads, which have significantly lower coefficient of friction (COF) than dry roads by a factor of 2 or more. Please see below.
2. Stagnant water, which allows bacteria and parasites, and algae – further reducing COF.
3. The steel plates are not a proper road and also have a lower COF than asphalt.
4. The present of very large pot holes, in which residents are taking "evasive action" around them, driving essential on the wrong side of the street to avoid them. The photo below shows this happening.

Coefficients of Friction

Rubber	Dry Asphalt	0.9 (0.5 - 0.8)[1)]	
Rubber	Wet Asphalt	0.25 - 0.75[1)]	

There have been a number of major residential construction projects on Kent Road and Danmann and large fees paid to the City. In my case on top of fees, I actually repaved a large section of Kent Road, approximately 500% more than I was required to do.
I have spoken to others active in the Pedro Point Community Association, and the community is aligned that we need the City to do its part. Priority:
Stop the leak and repair Kent road without steel plates.

1. Properly rebuild and repave the northern half of Danmann. Not just fill pot holes with patches that will again disappear within a year.
2. Properly repave the bottom half of Kent road, from 249 Kent to Danmann. Given all the visitors to the Firehouse, a shoulder should be created on the bottom northern lots of Kent road to allow parking and reduce pedestrian hazards with automobiles.

I would be appreciative if we could meet at the street to go over this situation. I am available this Friday morning or next Wednesday.
I look forward to your response and resolving these issues. I am available at [*Phone number redacted]*.
Thank you, Dan

Dan Shugar, P.E.

M [*Phone number redacted]*

Response from City Engineer:

RE: Hazardous conditions on Kent / Danmann roads

From: Bautista, Sam <bautistas@ci.pacifica.ca.us>
Sent: Wednesday, July 3, 2019 3:45 PM
To: Dan Shugar <dshugar@NEXTracker.com>; Woodhouse, Kevin <woodhousek@ci.pacifica.ca.us>
Cc: samuelcasillas@hotmail.com; Marcia and/or David <gilset1158@gmail.com>; 'Kathleen Shugar (kshugar@yahoo.com)' <kshugar@yahoo.com>
Subject: RE: Hazardous conditions on Kent / Danmann roads

Hi Dan-

Thanks again for bringing these items to our attention. Let me address each of your items:

A. Solve the water leak on Kent Road. Remove the steel plates. This condition has existed over a year since the sewer project was completed. **The City has received a proposal from Dryco Construction to install a subdrain and fix the asphalt so the steel plates can be removed. We have executed the contract and the contractor will be mobilizing in the next two weeks.**
B. Repair the severe pot holes on Danmann Ave. During our meeting, we witnessed a car damaged while driving over pot holes. Mr Mylett had observed improper construction practices at time of filling pot holes. When the filling failed, he contacted the City and the EPA as the overflow from hazardous materials was draining to the lower watershed area and ocean. **On July 2, 2019, City crew used the Vac-Con to vacuum the water out of the potholes and heated the area to dry the area. The crews filled the potholes with hot mix to remedy the problem.**

KoppmanNorton, Julia@Coastal

From: KoppmanNorton, Julia@Coastal
Sent: Thursday, October 8, 2020 9:28 AM
To: Murdock, Christian; Gannon, Helen
Subject: 1300 Danmann - 10/12 City Council
Attachments: RE: Comments for City Council: 1300 Danmann

Hi Christian & Helen,

Please add these comments to the record for the upcoming 10/12/2020 City Council hearing on CDP-409-19 for the appeal of the Planning Commission's decision for the project at 1300 Danmann. These comments simply reiterate comments provided to City staff on April 28, 2020, prior to the Planning Commission hearing and prior to the scheduled July 13, 2020 City Council hearing.

While the applicant's consultant, GeoForensics, reported historic erosion rates in the range of 0.1 to 0.45 ft/yr, other sources (e.g. USGS) report much higher rates. The USGS average historical retreat rate is 1.5 ft/yr, and the highest historical retreat rate for this area that we have found is 2.3 ft/yr. Therefore, bluff erosion hazards through 2100 are largely dependent on which historic erosion rate is used. If higher historic erosion rates are used in the analysis, the setback of the proposed residence may not be adequate for the full design life of the project.

As this project site faces some future hazard from bluff retreat depending on the path of future sea-level rise, we strongly recommend that the City require conditions of approval to include: 1. No future shoreline or bluff protection for this residence, and removal of the structure if and when it is threatened, 2. A requirement for hazards disclosure, and 3. Recorded Deed restriction for the property owner to acknowledge and agree that: the development is located in a hazardous area, or an area that may become hazardous in the future, assumption of risks of injury and damage from such hazards in connection with the permitted development, to unconditionally waive any claim of damage or liability from such hazards, to indemnify and hold harmless the City against any injury or damage due to such hazards, that they have no rights to future shoreline armoring, that sea level rise could render it difficult to provide services to the site, that the boundary between public and private land could shift, and that the structure may eventually be located on public trust lands, which the development approval does not extend to, that any future encroachment on public trust lands must be removed, and that the structure may be required to be removed and relocated it if becomes unsafe. In the absence of these conditions, we strongly recommend increasing the setback from the northern end of the property closest to the bluff edge.

If you have any questions, please feel free to reach out.

Best,
Julia

NEW MIXED USE DEVELOPMENT
1300 DANMANN AVENUE, PACIFICA, CA

ABBREVIATIONS

@	AT
#	NUMBER
AB	ANCHOR BOLT
A/C	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
APPROX	APPROXIMATE
ASF	ABOVE SUBFLOOR
AS	ABOVE SLAB
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
CAB	CABINET
CB	CATCH BASIN
CL	CENTERLINE
CLG	CEILING
CLST	CLOSET
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D	DRYER
DBL	DOUBLE
DEPT	DEPARTMENT
DEG	DEGREES
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
(E)	EXISTING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
ENG	ENGINEER
EQPT	EQUIPMENT
EXT	EXTERIOR
FAU	FORCED AIR UNIT
FAR	FLOOR AREA RATIO
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FIN	FINISH
FL	FLOOR
FLUOR	FLUORESCENT
FOUND	FOUNDATION
FP	FIREPLACE
FT	FOOT OR FEET
FTG	FOOTING
FURN	FURNACE
G	GAS
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GL	GLASS
GR	GRADE
GYP BD	GYPSUM BOARD
HC	HANDICAP
HDR	HEADER
HDWD	HARDWOOD
HT	HEIGHT
HORIZ	HORIZONTAL
HR	HOUR
INSUL	INSULATION
INT	INTERIOR
JT	JOINT OR JOINT TRENCH
LINEN	LINEN CLOSET
LAM	LAMINATE
LAV	LAVATORY
LT	LIGHT
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOULDING
MTD	MOUNTED
MTL	METAL
N	NORTH
(N)	NEW
N/A	NOT APPLICABLE
NA	NOT AVAILABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NR	NON-RATED
NSF	NET SQUARE FEET
NTS	NOT TO SCALE
O	OVEN
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
OFF	OFFICE
OPNG	OPENING
OH	OVERHANG
O/H	OVERHEAD
OPP	OPPOSITE
PL	PLATE OR PROPERTY LINE
PLYWD	PLYWOOD
PR	PAIR
PT	POINT OR PRESSURE TREATED
R	RADIUS
RAG	RETURN AIR GRILLE
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED OR REINFORCEMENT
REQ'D	REQUIRED
REV	REVISION
RHB	RADIANT HEATING BOILER
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT-OF-WAY
S	SOUTH
SB	SETBACK
SCHED	SCHEDULE
SD	SMOKE DETECTOR/STORM DRAIN
SF	SQUARE FEET OR SQUARE FOOT
SH	SHOWER HEAD
SHT	SHEET
SHWR	SHOWER
SHTG	SHEATHING
SIM	SIMILAR
SL	SLIDING
SPEC	SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUB	SUBCONTRACTOR
SUBFLR	SUBFLOOR
SW	SHEAR WALL
SYM	SYMMETRICAL
T	TILE, TREAD, TOP, OR TRANSFORMER
T & G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TEL	TELEPHONE
THK	THICK
TO	TOP OF
TOC	TOP OF CURB
TOP	TOP OF PLATE
TOS	TOP OF SUBFLOOR
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TV	TELEVISION
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W	WEST, WASHER, OR WATER
W/	WITH
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
W x H	WIDTH BY HEIGHT
WNDW	WINDOW
W/O	WITHOUT
WP	WATERPROOF
WR	WATER RESISTANT
WT	WEIGHT

PROJECT SCOPE

CONSTRUCTION OF A NEW MIXED USE BUILDING WITH APPROXIMATELY 3,777 SF OF COMMERCIAL SPACE AT THE GROUND FLOOR, AND (4) RESIDENTIAL UNITS ((2) 2-BEDROOM UNITS AND (2) 1-BEDROOM UNITS) AT THE SECOND LEVEL.

PLANNING DATA

PROJECT COMMON ADDRESS:
1300 DANMANN AVENUE
PACIFICA, CA 94044

ASSESSOR'S PARCEL NUMBER: 023-013-010, 023-013-020

ZONING: C-2 COMMUNITY COMMERCIAL

BUILDING CODE DATA

TYPE OF OCCUPANCY: A-2 / R-2

CONSTRUCTION TYPE: VA

BEARING AND NON-BEARING WALLS (LESS THAN 5' FROM PROPERTY LINE): 1-HOUR

OPENINGS NOT PERMITTED LESS THAN 3' FROM PROPERTY LINE

NUMBER OF STORIES: 2

ALL WORK TO CONFORM TO 2019 CBC, CFC, CPC, CMC, CEC, CEnC, AND CGBC, AND APPLICABLE CITY OF PACIFICA MUNICIPAL CODES

PROJECT DIRECTORY

SERVICE	COMPANY	CONTACT	TELEPHONE
APPLICANT/DESIGN/DRAFTING	CONSULT DESIGN BUILD, INC.	BRIAN BRINKMAN	(650) 922-7993
PROPERTY OWNER	FRANCES E. CHRISTEN TRUST	-	-
CIVIL ENGINEER	ROUND HOUSE INDUSTRIES	MIKE O'CONNELL	(650) 303-0495
BUILDER	PKM CONSTRUCTION	MICHAEL PANESI	(415) 203-6390
GEOTECHNICAL ENGINEER	GEOFORENSICS INC.	DAN DYCKMAN	(650) 349-3369
SURVEYOR	-	SAVIOR MICALLEF	(805) 709-2423

PROJECT NOTES

* TENANT IMPROVEMENTS FOR THE COMMERCIAL SPACES SHALL BE UNDER A SEPARATE PERMIT(S).
* FIRE SPRINKLERS REQUIRED UNDER SEPARATE PERMIT FOR COMMERCIAL AND RESIDENTIAL SPACES. FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED PER NFPA 13 STANDARDS.

CALGREEN CONSTRUCTION REQUIREMENTS

* CONTRACTOR SHALL PROVIDE, AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL TO THE OWNER OR OCCUPANT, ADDRESSING ITEMS 1 THROUGH 10 IN CALGREEN SECTION 4.410.1.
* PER CALGREEN SECTION 4.408.2, CONTRACTOR SHALL PROVIDE AND SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN, DIVERTING A MINIMUM OF 65% OF WASTE GENERATED AT THE SITE TO RECYCLE OR SALVAGE, TO THE BUILDING DEPARTMENT. THE FOLLOWING INFORMATION SHALL BE PROVIDED IN THE PLAN:
  - IDENTIFY MATERIALS TO BE RECYCLED, REUSED, OR SALVAGED
  - SPECIFY IF MATERIALS WILL BE SORTED ON SITE OR MIXED FOR TRANSPORTATION
  - IDENTIFY THE DIVERSION FACILITY(IES) TO BE USED
  - IDENTIFY CONSTRUCTION METHODS TO BE USED TO LIMIT WASTE GENERATION
  - SPECIFY THAT THE AMOUNT OF MATERIALS DIVERTED ARE TO BE CALCULATED BY WEIGHT OR VOLUME
* AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.
* PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, AND CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS.
* COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION.
* ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
* PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
* AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
* CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
* MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.
* PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD, AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
* INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS.
* CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE.
* EACH BATHROOM SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR EXHAUST FAN, AND FAN MUST BE CONTROLLED BY A HUMIDITY CONTROL.
* DUCT SYSTEMS SHALL BE SIZED, DESIGNED, AND EQUIPMENT SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.

PROJECT INFORMATION

OVERALL LOT SIZE	14,551 SF
(N) TOTAL LOT COVERAGE	4,605 SF
(N) PAVED AREAS (SIDEWALK, WALKWAYS, CURBS)	4,095 SF
(N) TOTAL IMPERVIOUS SURFACES	9,518 SF
(N) LANDSCAPED AREA	2,644 SF (18.17%)
(N) COMMERCIAL SPACE-1 (1ST FLOOR)	941 SF
(N) COMMERCIAL SPACE-2 (1ST FLOOR)	1,351 SF
(N) COMMERCIAL TRASH ROOM (1ST FLOOR)	71 SF
(N) FIRE/ELEC/TELECOM ROOM (1ST FLOOR)	108 SF
(N) ELEVATOR (1ST FLOOR)	43 SF
TOTAL 1ST FLOOR BUILDING AREA	2,514 SF
GROSS LEASABLE SPACE	941 + 1,351 = 2,292 SF
(N) RESIDENTIAL UNIT A LIVING AREA	867 SF (CONDITIONED)
(N) RESIDENTIAL UNIT B LIVING AREA	806 SF (CONDITIONED)
(N) RESIDENTIAL UNIT C LIVING AREA	841 SF (CONDITIONED)
(N) RESIDENTIAL UNIT D LIVING AREA	850 SF (CONDITIONED)
TOTAL 2ND FLOOR BUILDING AREA	3,364 SF
(N) PORCH A-1 AREA	56 SF (UN-CONDITIONED)
(N) PORCH A-2 AREA	56 SF (UN-CONDITIONED)
TOTAL BUILDING FLOOR AREA	5,804 SF

DRAWING INDEX

ARCHITECTURAL/CIVIL

BUILDING AREA ANALYSIS

1ST FLOOR = A-2 OCCUPANCY
Aa = AT PER TABLE 506.2
Aa = 6,000 SF
2,514 SF < 6,000 SF ALLOWED

2ND FLOOR = R-2 OCCUPANCY
Aa = AT PER TABLE 506.2
Aa = 7,000 SF
3,364 SF < 7,000 SF ALLOWED

PARKING CALCULATIONS

19 PARKING SPACES PROVIDED PER THE PROPOSED PROJECT

RESIDENTIAL - (2) 1-BEDROOM UNITS (2) 2-BEDROOM UNITS

1-BEDROOM UNITS = 1.5 REQ'D SPACES EACH;
2-BEDROOM UNITS = 2 REQ'D SPACES EACH;
1 GUEST SPACE REQ'D PER 6 RESIDENTAIL UNITS (1 REQ'D)

{ (2) * 1.5) + { (2) * 2) + 1 = 8 REQ'D SPACES

COMMERCIAL - GROSS LEASABLE SPACE = 2,292 SF

FOR THE FOLLOWING PROPOSED USES:
* (b)(2) RETAIL STORES AND SERVICE ESTABLISHMENTS
* (c)(2) BANKS, FINANCIAL INSURANCE CO, SOCIAL SRVCS
* (c)(3) GENERAL BUSINESS AND PROFESSIONAL OFFICES

2,292 SF / 300 SF (PER REQ'D SPACE) = 7.64 =
8 REQ'D SPACES

FOR THESE USES, PROJECT REQUIRES 16 PARKING SPACES;
19 SPACES PROVIDED

BRIAN BRINKMAN
DRAFTING & DESIGN, INC.
1590 Francisco Blvd.
Pacifica, CA 94044
(650) 922-7993

REV	DATE	DESCRIPTION
1	07/10/2019	PROGRESS DESIGN SET
2	09/13/2019	PLANNING SUBMITTAL
3	07/16/2020	EXPLORATORY CONCEPT
4	09/14/2020	DESIGN AMENDMENTS
5	10/19/2020	AMENDED DESIGN SUBMITTAL

PROJECT NAME:
NEW MIXED USE DEVELOPMENT:
1300 DANMANN AVENUE

PROJECT ADDRESS:
1300 DANMANN AVENUE
PACIFICA, CA 94044

PROJECT SCOPE:
DEVELOPMENT OF AN (E) VACANT PARCEL WITH (N) 3-STORY, MIXED-USE BLDG

SHEET TITLE
TITLE SHEET / PROJECT INFORMATION

SHEET
A0.0

10/19/2020 2:31:16 PM

NEW TOTAL COMMERCIAL SF: 2,514 SQ. FT.
NEW TOTAL RESIDENTIAL SF: 3,476 SQ. FT.
NEW MAX HEIGHT OF BUILDING: 29' - 4"

SHEET
A0.1

SHEET TITLE
AERIAL VIEWS

PROJECT NAME:
NEW MIXED USE DEVELOPMENT:
1300 DANMANN AVENUE

PROJECT ADDRESS:
1300 DANMANN AVENUE
PACIFICA, CA 94044

PROJECT SCOPE:
DEVELOPMENT OF AN (E) VACANT PARCEL WITH (N) 3-STORY, MIXED-USE BLDG

REV	DATE	DESCRIPTION
1	07/10/2019	PROGRESS DESIGN SET
2	09/13/2019	PLANNING SUBMITTAL
3	07/16/2020	EXPLORATORY CONCEPT
4	09/14/2020	DESIGN AMENDMENTS
5	10/19/2020	AMENDED DESIGN SUBMITTAL

BRIAN BRINKMAN
DRAFTING & DESIGN, INC.
1690 Francisco Blvd.
Pacifica, CA 94044
(650) 922-7993

10/19/2020 1:55:36 PM

3 APPROACH FROM PARKING LOT

1 CORNER OF KENT AND DANMANN

4 Rendering - Corner of Danmann and Bleau Rivage

2 MAIN ENTRANCE

SHEET: A0.2	SHEET TITLE: PERSPECTIVE VIEWS	PROJECT NAME: NEW MIXED USE DEVELOPMENT: 1300 DANMANN AVENUE			
		PROJECT ADDRESS: 1300 DANMANN AVENUE PACIFICA, CA 94044	PROJECT SCOPE: DEVELOPMENT OF AN (E) VACANT PARCEL WITH (N) 3-STORY, MIXED-USE BLDG		

REV	DATE	DESCRIPTION
1	07/10/2019	PROGRESS DESIGN SET
2	09/13/2019	PLANNING SUBMITTAL
3	07/16/2020	EXPLORATORY CONCEPT
4	09/14/2020	DESIGN AMENDMENTS
5	10/19/2020	AMENDED DESIGN SUBMITTAL

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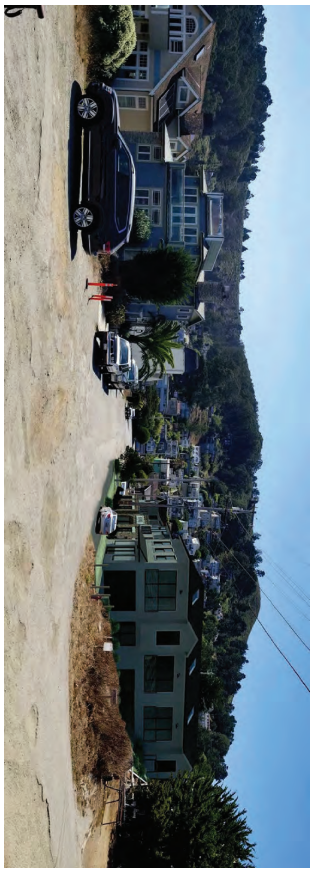
1690 Francisco Blvd.
Pacifica, CA 94044
(650) 922-7993

10/19/2020 1:58:58 PM

CORNER OF DANMANN AND BEAU RIVAGE

VIEW FROM END OF DANMANN ST



LOOKING UP DANMANN ST

SHEET A0.3	SHEET TITLE: RENDERINGS	PROJECT NAME: NEW MIXED USE DEVELOPMENT: 1300 DANMANN AVENUE	REV	DATE	DESCRIPTION
			1	07/10/2019	PROGRESS DESIGN SET
			2	09/13/2019	PLANNING SUBMITTAL
		PROJECT ADDRESS: 1300 DANMANN AVENUE PACIFICA, CA 94044 / PROJECT SCOPE: DEVELOPMENT OF AN (E) VACANT PARCEL WITH (N) 3-STORY, MIXED-USE BLDG	3	07/16/2020	EXPLORATORY CONCEPT
			4	09/14/2020	DESIGN AMENDMENTS
			5	10/19/2020	AMENDED DESIGN SUBMITTAL

BRIAN BRINKMAN DRAFTING & DESIGN, INC.
1690 Francisco Blvd.
Pacifica, CA 94044
(650) 922-7993

10/19/2020 1:58:58 PM

SCHEMATIC IMPROVEMENT PLANS
1300 DANMANN AVENUE
CITY OF PACIFICA, SAN MATEO COUNTY, CALIFORNIA

SHEET INDEX

OWNER:

FRANCES E. CHRISTEN TRUST

BENCHMARK:

THE BENCHMARK USED FOR THIS TOPOGRAPHIC SURVEY IS A SEWER MANHOLE RIM LOCATED AT THE INTERSECTION OF DANMANN AVENUE AND KENT ROAD.
ELEVATION = 23.32 FEET
DATUM=ASSUMED

BASIS OF BEARING:

THE BEARING OF NORTH 35° 27' 01" EAST ALONG THE CENTERLINE OF DANMANN AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN VOLUME 40 OF L.L.S MAP AT PAGE 63 WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

SOILS ENGINEER

DAN DYCKMAN
GEOFORENSICS, INC.
561 PILGRAM DRIVE, SUITE 4
FOSTER CITY, CALIFORNIA 94404
650.349.3369
DAN.GEOFORENSICS@YAHOO.COM

VICINITY MAP
NTS

ENGINEER'S STATEMENT:

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICES.

REGISTERED PROFESSIONAL ENGINEER MICHAEL A. O'CONNELL No. 75811 EXP. 06/30/22 CIVIL STATE OF CALIFORNIA

MICHAEL A. O'CONNELL, P.E. 75811 — DATE

DEVELOPMENT INFORMATION

TYPE OF DEVELOPMENT:	MIXED-USE
PRESENT USE OF PROPERTY:	VACANT LAND
IMPROVEMENT STANDARDS:	CONFORM TO ALL CITY AND DISTRICT SPECIFICATIONS
DOMESTIC WATER SYSTEM:	NORTH COAST COUNTY WATER DISTRICT
SANITARY SEWER SYSTEM:	CITY OF PACIFICA
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
DRAINAGE COURSE:	ZONE X - AREA OF MINIMAL FLOOD HAZARD
CONTOUR INTERVALS:	1 FOOT, SOURCE TOPOGRAPHIC SURVEY BASED BY SAVIOR MICALLEF LAND SURVEYING DATED JULY 2019.
EXISTING GENERAL PLAN	COMMERCIAL (NO CHANGE)
EXISTING ZONING:	C-1
PROJECT COMMON ADDRESS:	NO SITUS
ASSESSOR'S PARCEL NUMBER:	023-013-010, -020

ESTIMATED EARTHWORK

CUT	1,315 CY
FILL	300 CY
NET	1,000 CY EXPORT

NOTE: VOLUMES ARE IN-PLACE VOLUMES FOR BONDING PURPOSES ONLY. CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION REGARDING EARTHWORK.

PROJECT DESCRIPTION

NEW MIXED USE BUILDING WITH 4 RESIDENTIAL UNITS AND 2 COMMERCIAL UNITS.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF PACIFICA, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6 AND 41 IN BLOCK 3, AS DESIGNATED ON THE MAP ENTITLED "MAP OF SAN PEDRO TERRACE BY THE SEA BEING PART OF THE SAN PEDRO RANCHO SAN MATEO CO., CALIF.", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON FEBRUARY 3, 1908 IN BOOK 5 OF MAPS AT PAGE 60.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
A / C7.01	DETAIL SECTION A ON SHEET C7.01
1 / C7.01	DETAIL NO 1 ON SHEET C7.01

LEGEND	PROPOSED	EXISTING
BOUNDARY/RIGHT-OF-WAY		
EASEMENT LINE		
CENTERLINE LINE		
CONTOUR LINE	105	105
STORM DRAIN LINE		SD
SANITARY SEWER LINE	8" SS	SS
WATER LINE	8" W	W
JOINT TRENCH	JT	
COMMUNICATION LINE		CMN
UNDERGROUND ELECTRICAL LINE		
OVERHEAD UTILITY		OH
STORM DRAIN INLET		
STORM DRAIN MANHOLE		
SPOT ELEVATION	× 101	× 101

ABBREVIATIONS

SYMBOL	DESCRIPTION
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AP	ANGLE POINT
BC	BEGINNING OF CURVE, BACK OF CURB
BNDY	BOUNDARY
BO	BLOW OFF VALVE
BOP	BOTTOM OF PIPE
BOS	BOTTOM OF STAIRS
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE
BVC	BEGINNING OF VERTICAL CURVE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CDE	COMMON DRIVEWAY EASEMENT
CI	CURB INLET
C/L, CL	CENTER LINE, CONTROL LINE
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONN	CONNECTION
CS	CONTROL STRUCTURE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
D/W	DRIVEWAY
E	EAST
EC	END OF CURVE
EG	EXISTING GRADE
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EVC	END OF VERTICAL CURVE
EX, EXIST	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
JP	JOINT POLE
L	LENGTH
LF	LINEAR FEET
LP	LOW POINT
L/S	LANDSCAPE
LT	LEFT

SYMBOL	DESCRIPTION
MIN	MINIMUM
MON	MONUMENT
N	NORTH
NO	NUMBER
NPW	NON-POTABLE WATER
NTS	NOT TO SCALE
OH	OVERHEAD
P/L	PROPERTY LINE
PRKNG	PARKING
PAE	PUBLIC ACCESS EASEMENT
PIV	POST INDICATOR VALVE
PCC	POINT OF COMPOUND CURVATURE
POC	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVATURE
PUE	PUBLIC UTILITY EASEMENT
PVMT	PAVEMENT
PR/PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RT	RIGHT
R/W	RIGHT OF WAY
RW	RECLAIMED WATER
S	SLOPE, SOUTH
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
S/L	STREET LIGHT
SID	SOLANO IRRIGATION DISTRICT
SSFM	SANITARY SEWER FORCE MAIN
SSPS	SANITARY SEWER PUMP STATION
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
S/W	SIDEWALK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TG	TOP OF GRATE
TOP	TOP OF PIPE
TOS	TOP OF STAIRS
TP	TOP OF PAVEMENT
TS	TOP OF SLOPE
TYP	TYPICAL
VC	VERTICAL CURB
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
W, WD	WATER, WEST
WBPS	WATER BOOSTER PUMP STATION
WC	CHILLED WATER
WL	WATER LINE
WM	WATER METER
WSE	WATER SURFACE ELEVATION

ROUND HOUSE INDUSTRIES, INC.
899 SAN PEDRO TERRACE ROAD
PACIFICA, CA 94044
650.303.0495

TITLE SHEET

No.	Revisions	Approved

SAN PEDRO VALLEY, LLC
1300 DANMANN AVENUE
PACIFICA, CA 94044

REGISTERED PROFESSIONAL ENGINEER MICHAEL A. O'CONNELL No. 75811 EXP. 06/30/22 CIVIL STATE OF CALIFORNIA

DATE: 9.26.20
SCALE: AS SHOWN
DRAWN: MO
JOB NO: 2019-011
SHEET: C0.0

RIGHT OF WAY CONSTRUCTION NOTES

RIGHT-OF-WAY CONSTRUCTION NOTES

1. AN ENCROACHMENT PERMIT ISSUED FROM PUBLIC WORKS WILL BE REQUIRED FOR WORK DONE IN THE PUBLIC RIGHT-OF-WAY. ALL IMPROVEMENTS WITHIN THE CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY STANDARDS. AN ENCROACHMENT BOND (OR CASH OR CERTIFICATE OF DEPOSIT) WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
2. ALL ENGINEERING INSPECTIONS REQUIRE 24-HOUR NOTICE.
3. CONSTRUCTION WORKING HOURS SHALL NOT EXTEND BEYOND 9 A.M. TO 4 P.M., MONDAY THROUGH FRIDAY, WITHOUT SPECIFIC WRITTEN PERMISSION FROM THE CITY OF PACIFICA (PMC 8-1.08).
4.
5. ROADWAYS SHALL BE MAINTAINED CLEAR OF CONSTRUCTION MATERIALS AND DEBRIS AT ALL TIMES. DAILY ROAD CLEANUP WILL BE ENFORCED.
6. HOLES OR TRENCHES WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE BACKFILLED BEFORE LEAVING EACH NIGHT UNLESS WRITTEN PERMISSION IS PROVIDED BY THE CITY ENGINEER, WHICH MUST BE REQUESTED AT LEAST 24 HOURS ADVANCE.
7. 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 THE REQUIRED MAP, PRIOR TO THE COMPLETION OF THE BUILDING PERMIT.
8. ALL IMPROVEMENTS IN CITY RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PACIFICA SPECIFICATIONS AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY.
9. EXISTING CURB, SIDEWALK, OR STREET ADJACENT TO PROPERTY FRONTAGE THAT IS DAMAGED OR DISPLACED SHALL BE REPAIRED OR REPLACED EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED FOR THIS PROJECT.
10. 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.
11. THERE SHALL BE NO STRUCTURAL ENCROACHMENT INTO THE PUBLIC RIGHT-OF-WAY.
12. TRENCHES OR HOLES IN THE STREET OR SIDEWALK AREAS MUST HAVE A 6" SHOULDER ON ALL SIDES (A 6" TEE-CUT) AT LEAST 16" BELOW THE FINISHED SURFACE. FROM THAT LEVEL UP TO THE UNDERSIDE OF THE PAVEMENT OR CONCRETE, THE TRENCH OR HOLE SHALL BE BACKFILLED WITH CALTRANS CLASS 2 AGGREGATE BASE MATERIAL, COMPACTED TO 95% OF MAXIMUM DENSITY (PLACED AND COMPACTED IN MAX 8" LIFTS).
13. EDGES OF PAVEMENT PATCHES SHALL BE PARALLEL AND/OR PERPENDICULAR TO THE EDGE OF THE STREET (CURB LINE). PATCHES WITHIN 12 INCHES OF PAVEMENT EDGE SHALL BE EXTENDED TO THE PAVEMENT EDGE. PAVEMENT PATCH MUST BE CALTRANS 1/2" MEDIUM HOT MIX ASPHALT COMPACTED TO 95% IN 2" LIFTS.
14. PATCHES IN CONCRETE SIDEWALK OR DRIVEWAY APPROACHES SHALL BE SAW-CUT AT EXISTING SCORE JOINTS, INCLUDING 6" BEHIND THE FACE OF CURB IF THE CURB IS NOT BEING REPLACED. 1/2" x 12" DOWELS MUST BE INSERTED AT LEAST 4" INTO ADJACENT CURB AND 6" INTO ADJACENT FLATWORK.
15. COVERS OR PLATES OR OTHER ITEMS EMBEDDED WITHIN THE SIDEWALK AREA MUST BE FLUSH WITH THE SURROUNDING SURFACE, AND MUST NOT HAVE GAPS OR HOLES THAT JEOPARDIZE BICYCLISTS, CHILDREN, PEDESTRIANS, SENIORS, OR THE DISABLED, AND MUST HAVE NON-SLIP SURFACES.
16.
17. THE CONTRACTOR OR OWNER SHALL CONTACT THE WASTEWATER TREATMENT PLANT (PHONE 738-4669) 24 HOURS PRIOR TO STARTING EACH OF THE FOLLOWING ITEMS: TRENCHING, BACKFILLING, PAVEMENT RESTORATION, SEWER TAP, PIPE INSTALLATION OR ANY OTHER SEWAGE WORK.
18. NO DEBRIS BOX OR EQUIPMENT SHED IS ALLOWED IN THE STREET OR SIDEWALK.
19. 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.

ROUND HOUSE INDUSTRIES, INC.
899 SAN PEDRO TERRACE ROAD
PACIFICA, CA 94044
650.303.0495

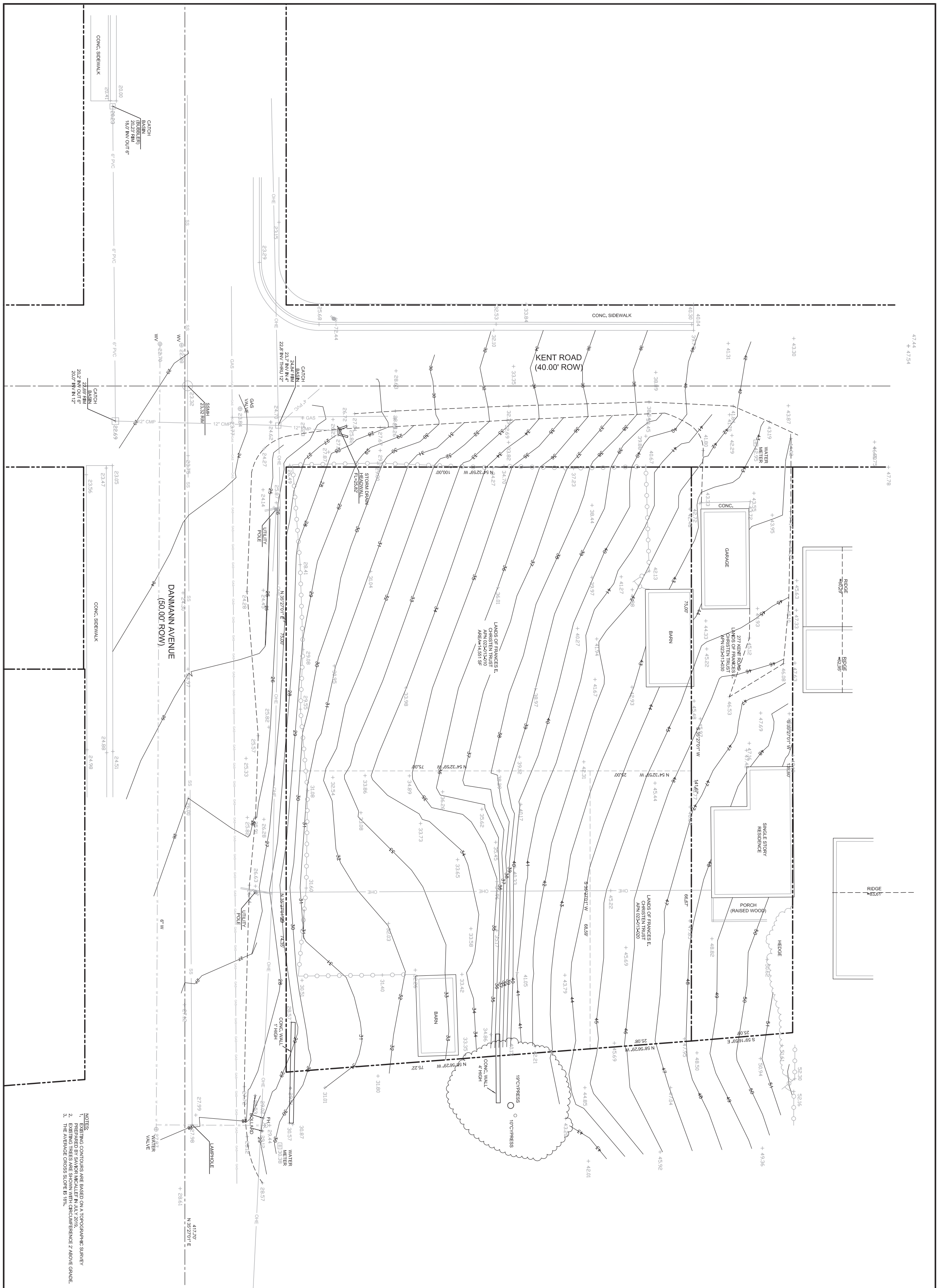
RIGHT OF WAY
CONSTRUCTION NOTES

No.	Revisions	Approved

SAN PEDRO VALLEY, LLC
1300 DANMANN AVENUE
PACIFICA, CA 94044

REGISTERED PROFESSIONAL ENGINEER
TIA DUONG
No. 75811
EXP. 06/30/22
CIVIL
STATE OF CALIFORNIA

DATE: 9.26.20
SCALE: AS SHOWN
DRAWN: MO
JOB NO: 2019-011
SHEET: C0.1



DATE: 9.26.20
SCALE: 1"=10'
DRAWN: MO
JOB NO: 2019-011
SHEET C1.1

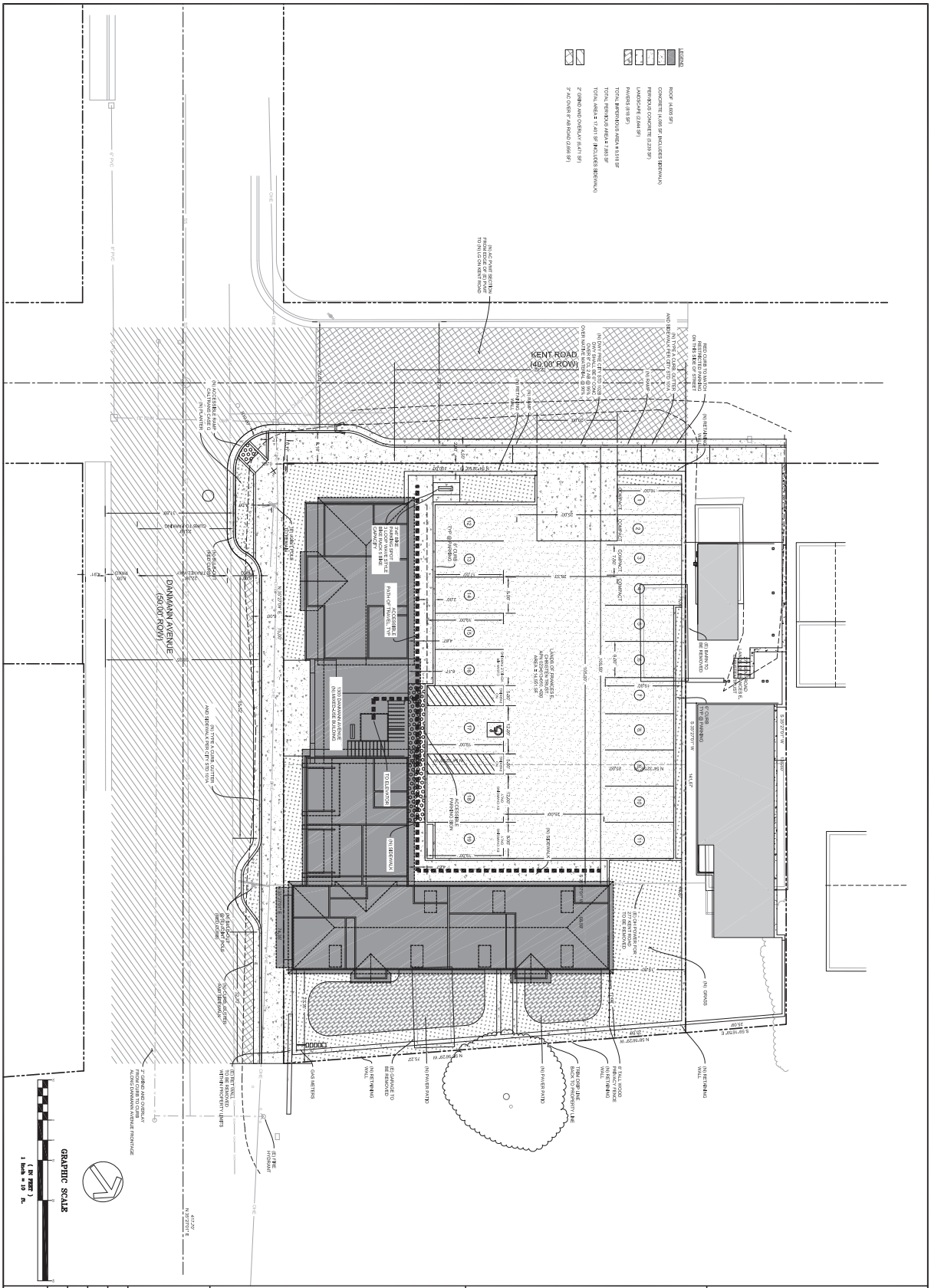
SAN PEDRO VALLEY, LLC
1300 DANMANN AVENUE
PACIFICA, CA 94044

EXISTING CONDITIONS PLAN

No.	Revisions	Approved

ROUND HOUSE INDUSTRIES, INC.
899 SAN PEDRO TERRACE ROAD
PACIFICA, CA 94044
650.303.0495

A-2-PAC-20-0073
Exhibit 6
Page 7 of 20



SHEET: C2.1	SAN PEDRO VALLEY, LLC 1300 DANMANN AVENUE PACIFICA, CA 94044	SITE PLAN No. Revisions Approved	ROUND HOUSE INDUSTRIES, INC. 899 SAN PEDRO TERRACE ROAD PACIFICA, CA 94044 650.303.0495

JOB NO: 2019-01
DRAWN: MO
SCALE: 1"=10'
DATE: 9.26.20

A-2-PAC-20-0073
Exhibit 6
Page 8 of 20

SAN PEDRO VALLEY, LLC
1300 DANMANN AVENUE
PACIFICA, CA 94044

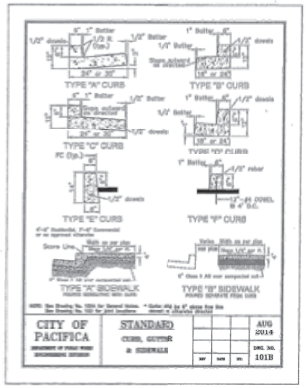
GRADING AND UTILITY PLAN

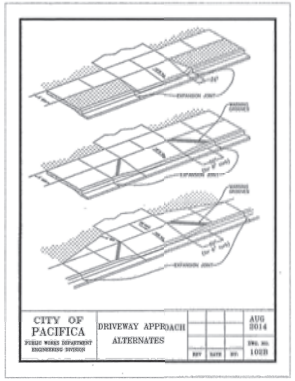
No.	Revisions	Approved

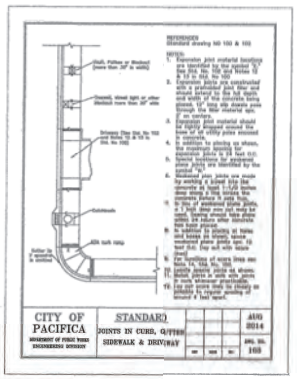
ROUND HOUSE INDUSTRIES, INC.
899 SAN PEDRO TERRACE ROAD
PACIFICA, CA 94044
650.303.0495

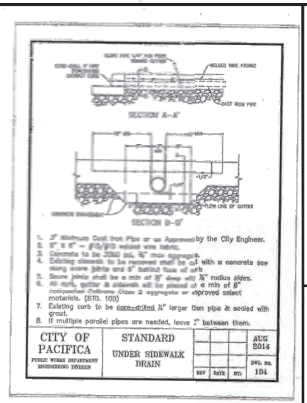
DATE: 9.28.20
SCALE: 1"=10'
DRAWN: MO
JOB NO: 2019-01
SHEET: C3.1


CITY OF PACIFICA — STANDARD — CURB, GUTTER, SIDEWALK AND DRIVEWAY NOTES — AUG 2014 — DWG. NO. 101A

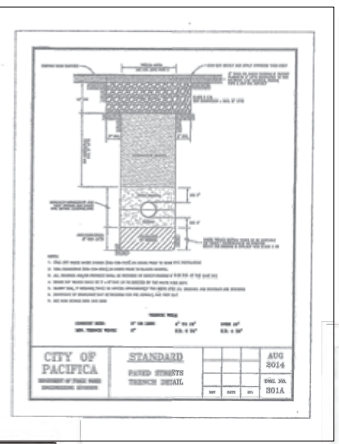

CITY OF PACIFICA — STANDARD — CURB, GUTTER & SIDEWALK — AUG 2014 — DWG. NO. 101B


CITY OF PACIFICA — DRIVEWAY APPROACH ALTERNATES — AUG 2014 — DWG. NO. 102B

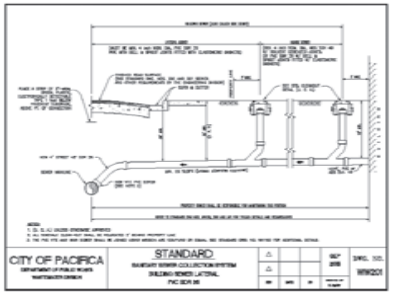

CITY OF PACIFICA — STANDARD — JOINTS IN CURB, GUTTER SIDEWALK & DRIVEWAY — AUG 2014 — DWG. NO. 103

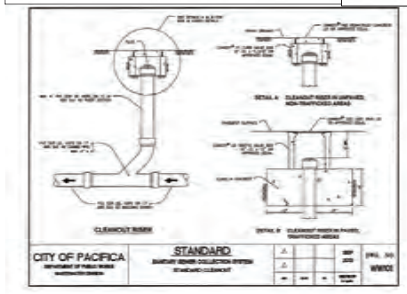

CITY OF PACIFICA — STANDARD — UNDER SIDEWALK DRAIN — AUG 2014 — DWG. NO. 104

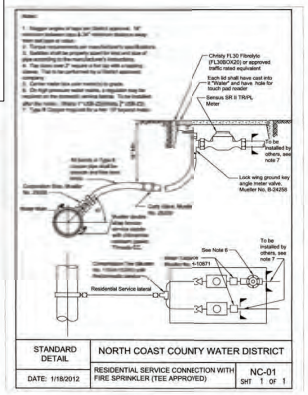

CITY OF PACIFICA — STANDARD — GENERAL TRENCH NOTES — AUG 2014 — DWG. NO. 300A

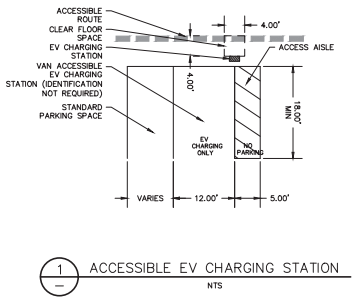

CITY OF PACIFICA — STANDARD — PAVED STREETS TRENCH DETAIL — AUG 2014 — DWG. NO. 301A


CITY OF PACIFICA — STANDARD — SANITARY SEWER COLLECTION SYSTEM GENERAL PLUMBING NOTES — WW00


CITY OF PACIFICA — STANDARD — SANITARY SEWER COLLECTION SYSTEM — WW01


CITY OF PACIFICA — STANDARD — SANITARY SEWER COLLECTION SYSTEM — WW03


STANDARD DETAIL — NORTH COAST COUNTY WATER DISTRICT — DATE: 1/18/2012 — RESIDENTIAL SERVICE CONNECTION WITH FIRE SPRINKLER (TEE APPROVED) — NC-01 SHT 1 of 1



1 — ACCESSIBLE EV CHARGING STATION
NTS

DETAILS

No.	Revisions	Approved

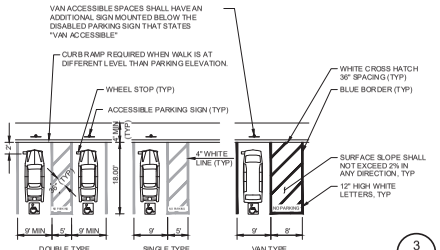
ROUND HOUSE INDUSTRIES, INC.
899 SAN PEDRO TERRACE ROAD
PACIFICA, CA 94044
650.303.0495

SAN PEDRO VALLEY, LLC
1300 DANMANN AVENUE
PACIFICA, CA 94044

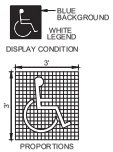
REGISTERED PROFESSIONAL ENGINEER — No. 75811 EXP. 06/30/22 — CIVIL — STATE OF CALIFORNIA

DATE: 9.26.20
SCALE: AS SHOWN
DRAWN: MO
JOB NO: 2019-011
SHEET C4.1

1 - ACCESSIBLE PARKING SIGN
NTS



2 - ACCESSIBLE PARKING
NTS



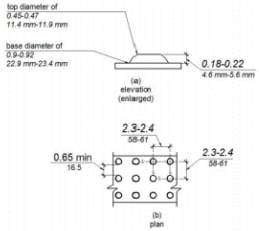
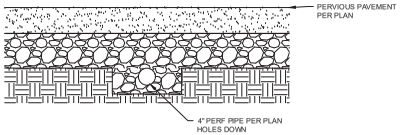
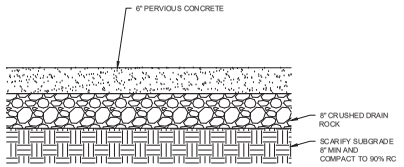


Figure 11B-705.1
Size and Spacing of Truncated Domes

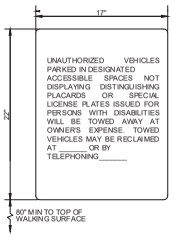
3 - TRUNCATED DOMES
NTS



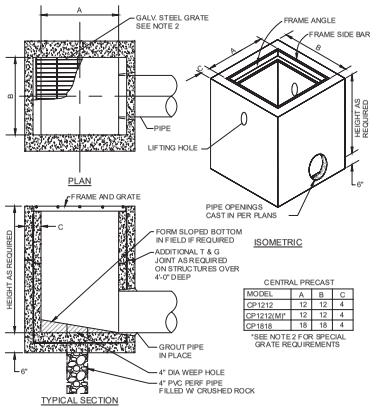
5 - PERVIOUS CONCRETE SUBDRAIN
NTS



4 - PERVIOUS CONCRETE
NTS



6 - RESTRICTED ACCESS SIGN
NTS



CENTRAL PRECAST

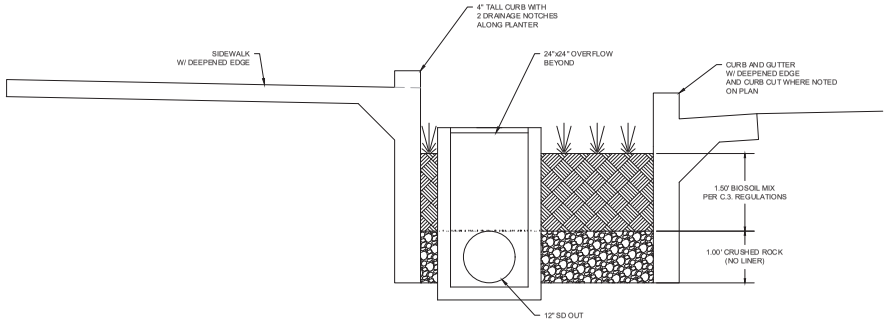
MODEL	A	B	C
CP1212	12	12	4
CP1212/MI*	12	12	4
CP1818	18	18	4

*SEE NOTE 2 FOR SPECIAL GRATE REQUIREMENTS

NOTES :

1. CATCH BASIN SHALL BE CENTRAL PRECAST DI OR EQUAL.
2. FRAMES AND GRATES SHALL BE STANDARD UNLESS DESIGNATED (M). GRATES DESIGNATED (M) SHALL BE NEENAH R-4990-CX TYPE P GRATE W/ MATCHING FRAME OR EQUAL.

9 - JUNCTION BOX



10 - BIORETENTION AREA
NTS

ROUND HOUSE INDUSTRIES, INC.
899 SAN PEDRO TERRACE ROAD
PACIFICA, CA 94044
650.303.0495

DETAILS

No.	Revisions	Approved

SAN PEDRO VALLEY, LLC
1300 DANMANN AVENUE
PACIFICA, CA 94044

REGISTERED PROFESSIONAL ENGINEER MICHAEL OLIVA No. 75811 EXP. 06/30/22 CIVIL STATE OF CALIFORNIA

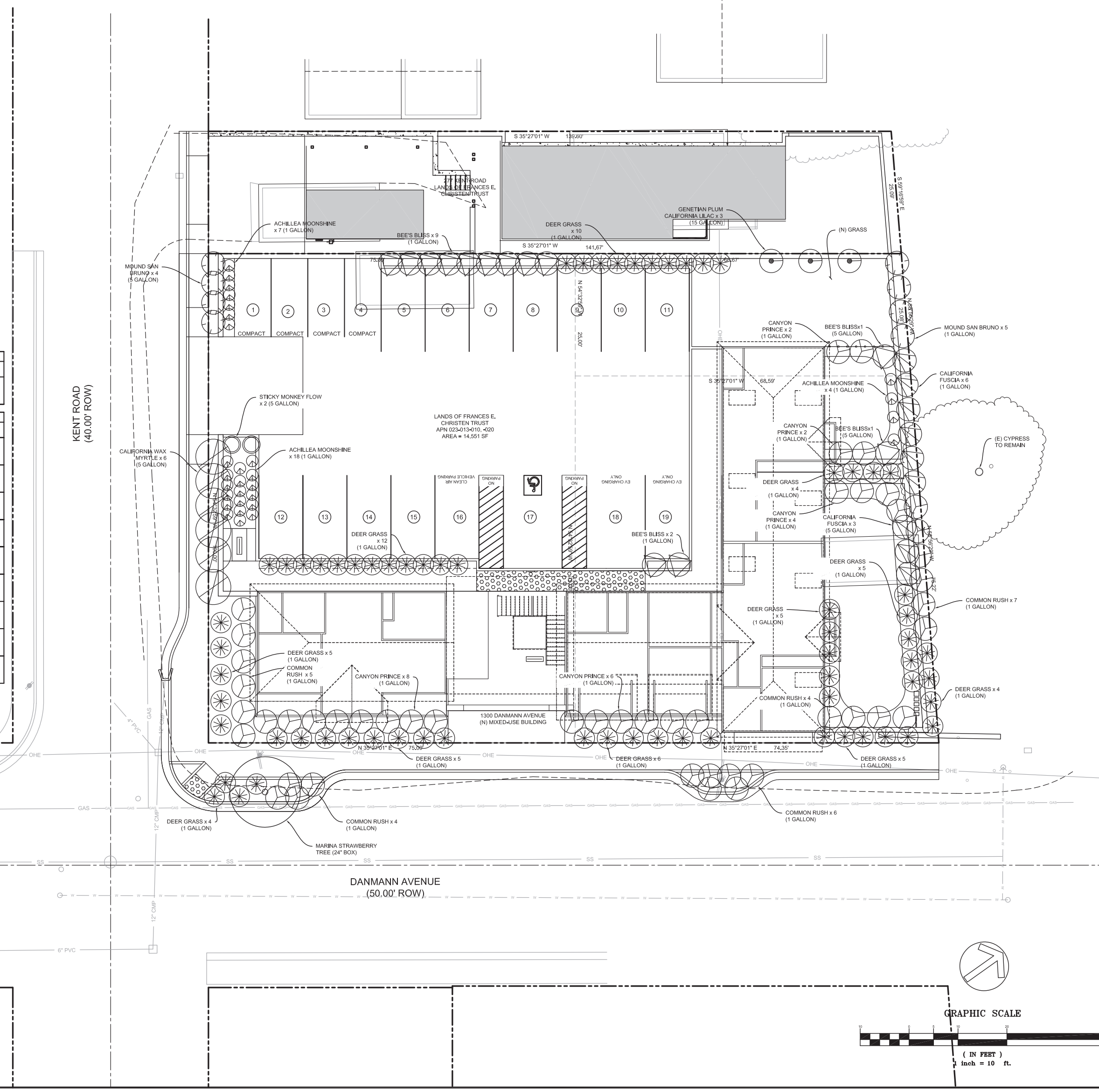
DATE: 9.26.20
SCALE: AS SHOWN
DRAWN: MO
JOB NO: 2019–011
SHEET C4.02

PLANT SCHEDULE

TREE SPECIES								
KEY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS WATER USE	CAL NATIVE	DROUGHT TOLERANT	SOURCE	SEA COAST TOLERANT
	ARBUTUS MARINA	MARINA STRAWBERRY TREE	24 " BOX	LOW	NO	YES	SAN MARCOS GROWERS	VERY

SHRUB AND PERENNIAL SPECIES								
KEY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS WATER USE	CAL NATIVE	DROUGHT TOLERANT	SOURCE	SEA COAST TOLERANT
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	LOW	YES	YES	MONROVIA	VERY
	CEANOTHUS 'GENTIAN PLUME'	GENTIAN PLUME CALIFORNIA LILAC	15 GAL	LOW	YES	YES	SUNSET WESTERN GARDEN	VERY
	EPILOBIUM CANUM	CALIFORNIA FUSCHIA	5 GAL	LOW	YES	YES	LAS PILITAS NURSERY	VERY
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	LOW	YES	YES	LAS PILITAS NURSERY	VERY
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	YES	YES	SAN MARCOS GROWERS	SOMEWHAT
	MYRICA CALIFORNICA	CALIFORNIA WAX MYRTLE	5 GAL	LOW	YES	YES	LAS PILITAS NURSERY	VERY
	JUNCUS EFFUSUS	COMMON RUSH	1 GAL	LOW	NO	YES	SAN MARCOS GROWERS	SOMEWHAT
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	CALIFORNIA COFFEE BERRY	5 GAL	LOW	YES	YES	LAS PILITAS NURSERY	VERY
	SALVIA BEE'S BLISS	BEE'S BLISS SALVIA	1 GAL	LOW	YES	YES	LAS PILITAS NURSERY	VERY

NOTES:
1. ALL PLANTING AREAS SHALL BE MULCHED WITH FIR BARK, 3" DEPTH MINIMUM
2. ALL SHRUBS TO BE PROVIDED WITH DRIP IRRIGATION
3. ALL TREES TO BE PROVIDED WITH BUBBLERS



ROUND HOUSE INDUSTRIES, INC.
899 SAN PEDRO TERRACE ROAD
PACIFICA, CA 94044
650.303.0495

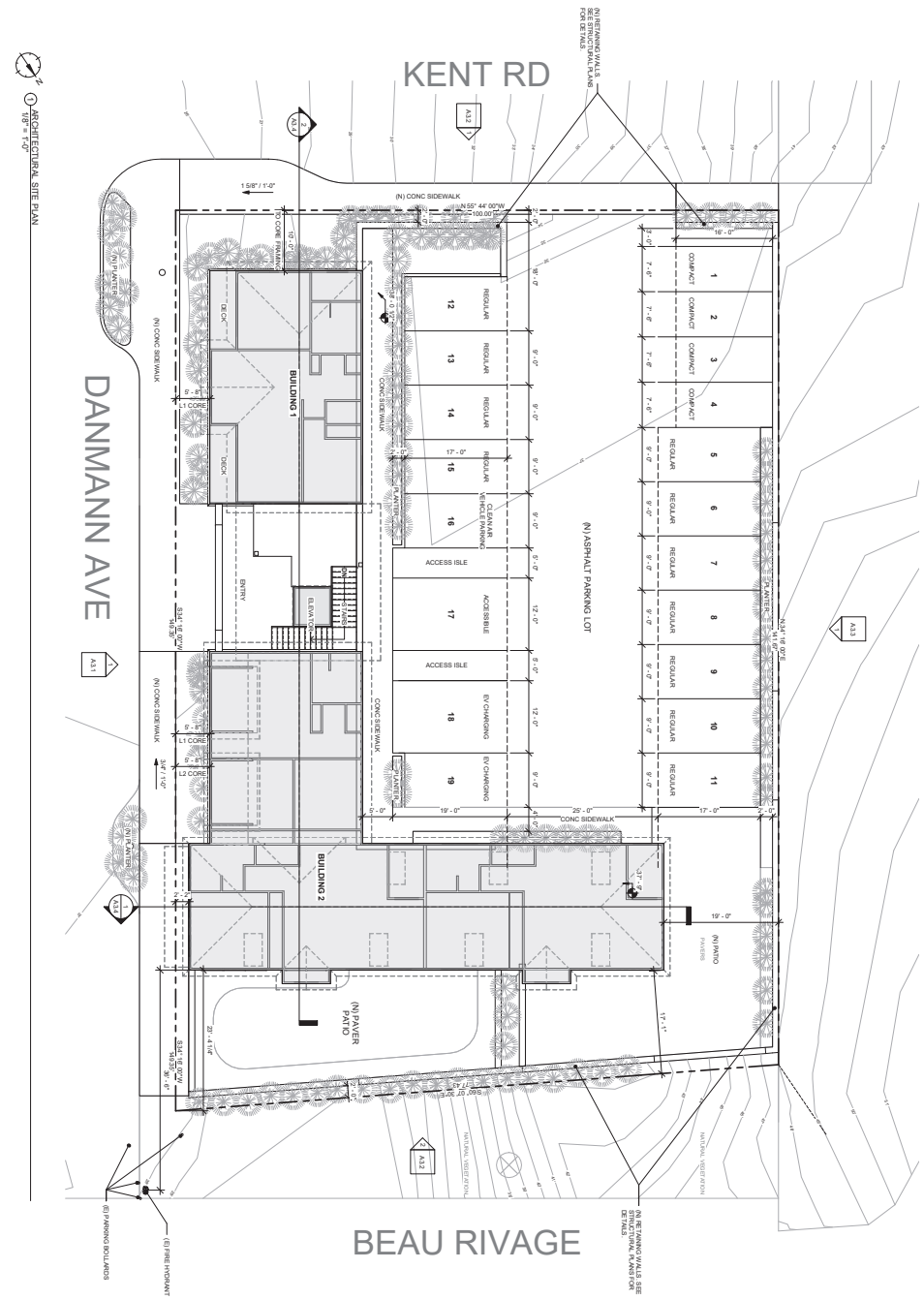
LANDSCAPE PLAN

No.	Revisions	Approved

SAN PEDRO VALLEY, LLC
1300 DANMANN AVENUE
PACIFICA, CA 94044

REGISTERED PROFESSIONAL ENGINEER No. 75811 EXP. 06/30/22 CIVIL STATE OF CALIFORNIA

DATE: 9.26.20
SCALE: 1"=10'
DRAWN: MO
JOB NO: 2019-011
SHEET L1.1



SHEET	A1.1		
SHEET TITLE:	ARCHITECTURAL SITE PLAN		
PROJECT NAME:	NEW MIXED USE DEVELOPMENT: 1300 DANMANN AVENUE		
PROJECT ADDRESS:	1300 DANMANN AVENUE PACIFICA, CA 94044	PROJECT SCOPE:	DEVELOPMENT OF AN (E) VACANT PARCEL WITH (N) 3-STORY, MIXED-USE BLDG

REV	DATE	DESCRIPTION
1	07/10/2019	PROGRESS DESIGN SET
2	09/13/2019	PLANNING SUBMITTAL
3	07/16/2020	EXPLORATORY CONCEPT
4	09/14/2020	DESIGN AMENDMENTS
5	10/19/2020	AMENDED DESIGN SUBMITTAL

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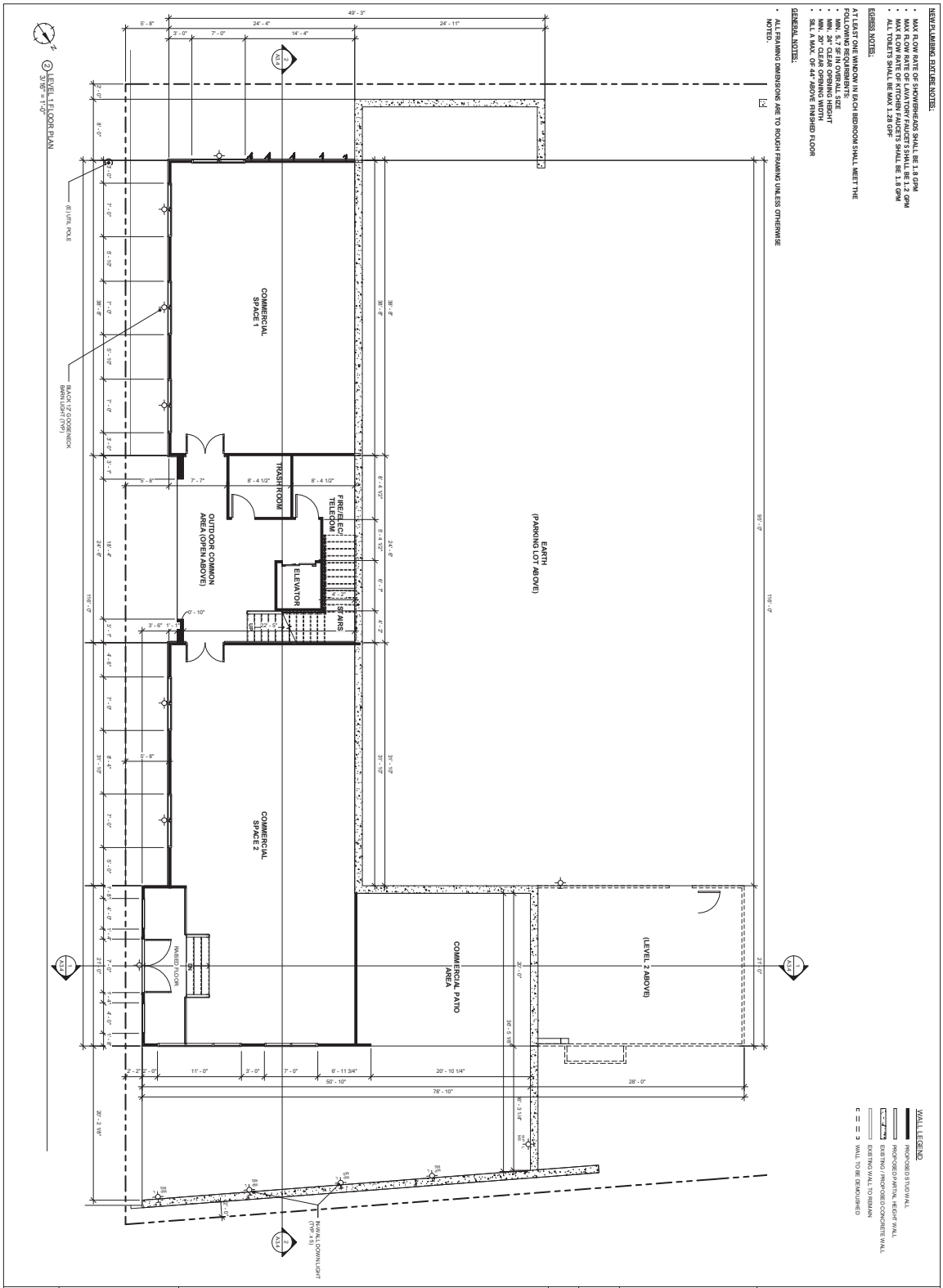

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A2.1	LEVEL 1 FLOOR PLAN	NEW MIXED USE DEVELOPMENT: 1300 DANMANN AVENUE	1300 DANMANN AVENUE PACIFICA, CA 94044	DEVELOPMENT OF AN (E) VACANT PARCEL WITH (N) 3-STORY, MIXED-USE BLDG

REV	DATE	DESCRIPTION
1	07/10/2019	PROGRESS DESIGN SET
2	09/13/2019	PLANNING SUBMITTAL
3	07/16/2020	EXPLORATORY CONCEPT
4	09/14/2020	DESIGN AMENDMENTS
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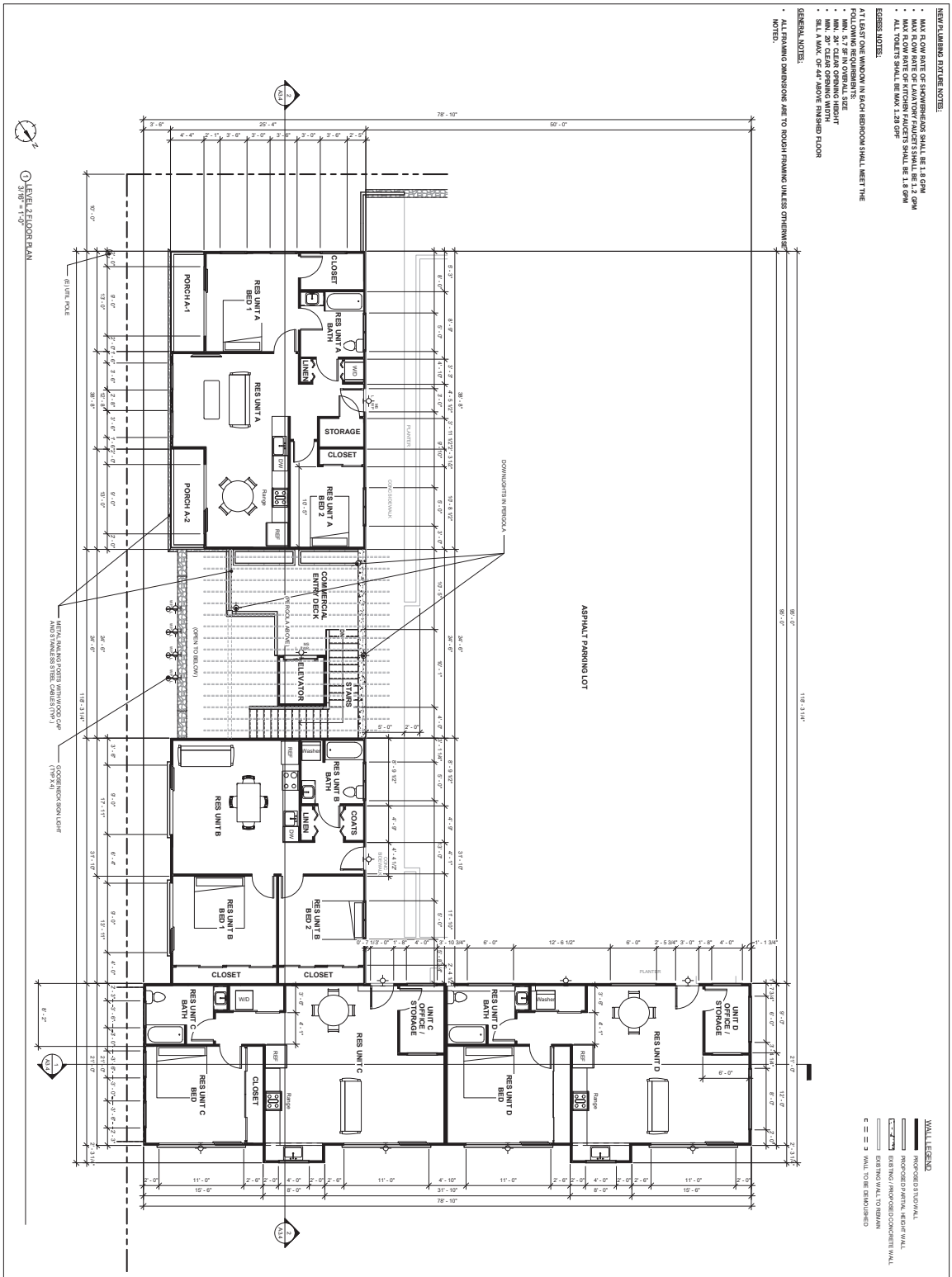
NEW PLUMBING FIXTURE NOTES:
MAX FLOW RATE OF SHOWERHEADS SHALL BE 1.8 GPM
MAX FLOW RATE OF LAVATORY FAUCETS SHALL BE 1.2 GPM
MAX FLOW RATE OF KITCHEN FAUCETS SHALL BE 1.8 GPM
ALL TOILETS SHALL BE MAX 1.28 GPF
EGRESS NOTES:
AT LEAST ONE WINDOW IN EACH BEDROOM SHALL MEET THE FOLLOWING REQUIREMENTS:
MIN. 5.7 SF IN OVERALL SIZE
MIN. 24" CLEAR OPENING HEIGHT
MIN. 20" CLEAR OPENING WIDTH
SILL A MAX. OF 44" ABOVE FINISHED FLOOR
GENERAL NOTES:
ALL FRAMING DIMENSIONS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.
WALL LEGEND
PROPOSED STUD WALL
PROPOSED PARTIAL HEIGHT WALL
EXISTING / PROPOSED CONCRETE WALL
EXISTING WALL TO REMAIN
WALL TO BE DEMOLISHED
LEVEL 2 FLOOR PLAN
3/16" = 1'-0"
ASPHALT PARKING LOT
RES UNIT A BED 1
RES UNIT A BATH
RES UNIT A
RES UNIT A BED 2
PORCH A-1
PORCH A-2
STORAGE
CLOSET
LINEN
W/D
COMMERCIAL ENTRY DECK
ELEVATOR
STAIRS
RES UNIT B
RES UNIT B BED 1
RES UNIT B BED 2
RES UNIT B BATH
COATS
RES UNIT C
RES UNIT C BED
RES UNIT C BATH
UNIT C OFFICE / STORAGE
RES UNIT D
RES UNIT D BED
RES UNIT D BATH
UNIT D OFFICE / STORAGE
DOWNLIGHTS IN PERGOLA
METAL RAILING POSTS WITH WOOD CAP AND STAINLESS STEEL CABLES (TYP.)
GOOSENECK SIGN LIGHT (TYP.X 4)
(6') UTIL. POLE
PROJECT NAME:
NEW MIXED USE DEVELOPMENT:
1300 DANMANN AVENUE
PROJECT ADDRESS:
1300 DANMANN AVENUE
PACIFICA, CA 94044
PROJECT SCOPE:
DEVELOPMENT OF AN (E) VACANT PARCEL WITH (N) 3-STORY, MIXED-USE BLDG
REV
DATE
DESCRIPTION
1 07/10/2019 PROGRESS DESIGN SET
2 09/13/2019 PLANNING SUBMITTAL
3 07/16/2020 EXPLORATORY CONCEPT
4 09/14/2020 DESIGN AMENDMENTS
5 10/19/2020 AMENDED DESIGN SUBMITTAL
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SHEET
A2.2
SHEET TITLE
LEVEL 2 FLOOR PLAN
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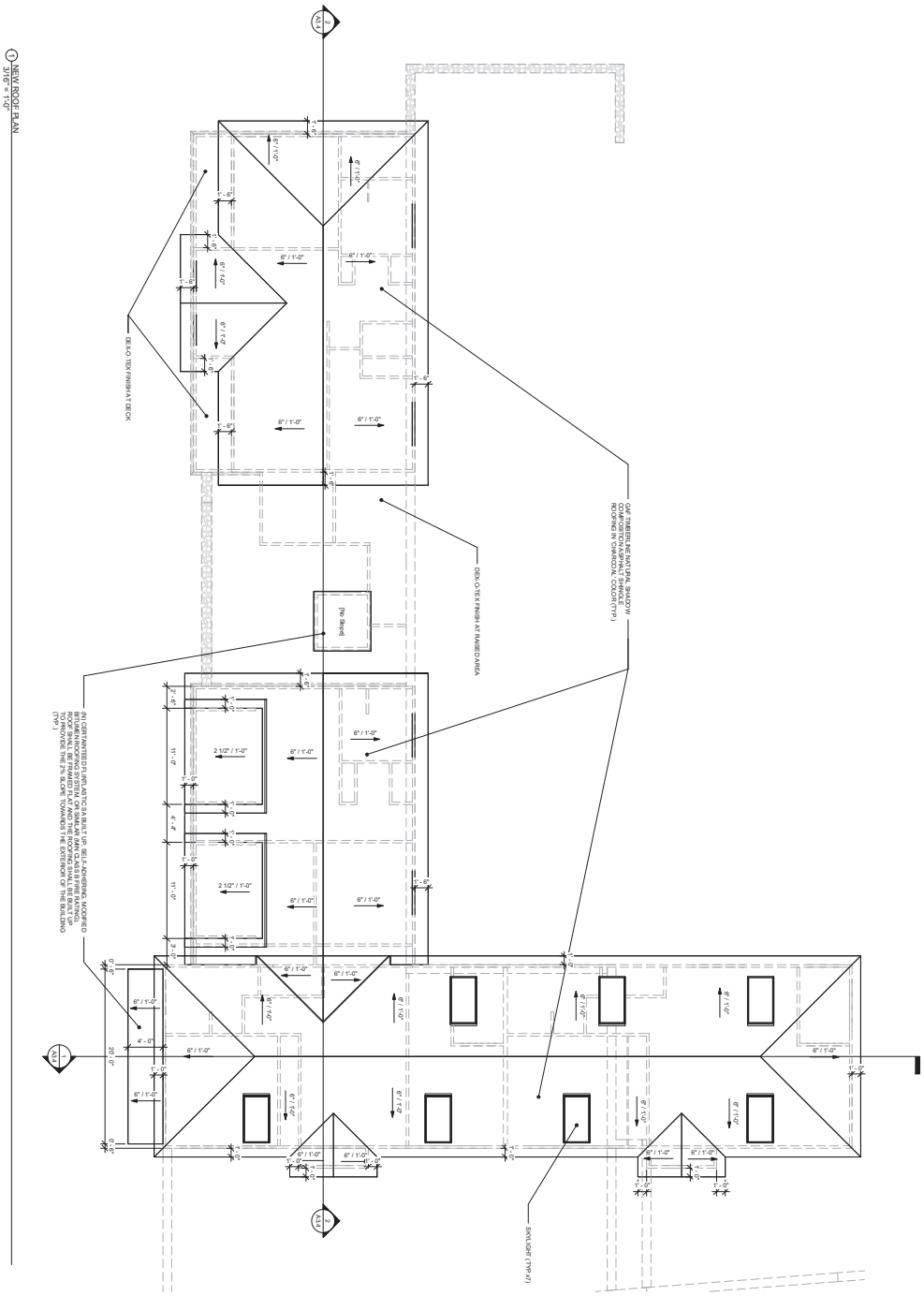

SHEET A2.3	SHEET TITLE: ROOF PLAN	PROJECT NAME: NEW MIXED USE DEVELOPMENT: 1300 DANMANN AVENUE			
		PROJECT ADDRESS: 1300 DANMANN AVENUE PACIFICA, CA 94044	PROJECT SCOPE: DEVELOPMENT OF AN (E) VACANT PARCEL WITH (N) 3-STORY, MIXED-USE BLDG		

REV	DATE	DESCRIPTION
1	07/10/2019	PROGRESS DESIGN SET
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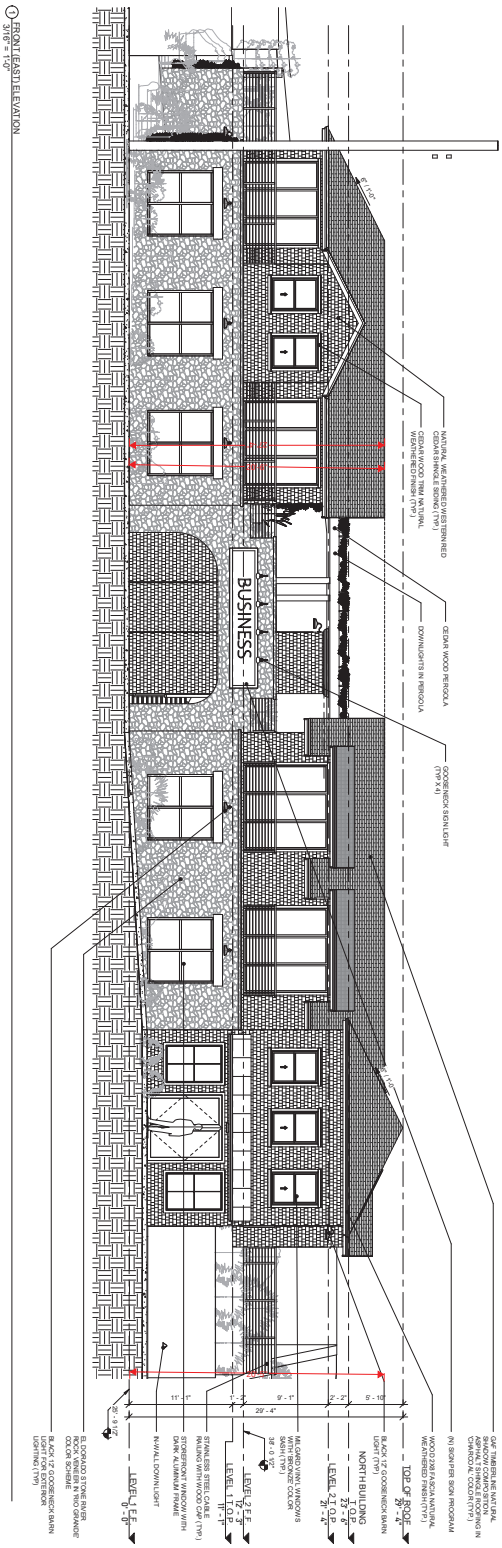

SHEET	SHEET TITLE
A3.1	FRONT (EAST) ELEVATION

PROJECT NAME:
NEW MIXED USE DEVELOPMENT:
1300 DANMANN AVENUE

PROJECT ADDRESS:
1300 DANMANN AVENUE
PACIFICA, CA 94044

PROJECT SCOPE:
DEVELOPMENT OF AN (E) VACANT PARCEL WITH (N) 3-STORY, MIXED-USE BLDG

REV	DATE	DESCRIPTION
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3	07/16/2020	EXPLORATORY CONCEPT
4	09/14/2020	DESIGN AMENDMENTS
5	10/19/2020	AMENDED DESIGN SUBMITTAL

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SHEET	A3.2	
SHEET TITLE	LEFT (SOUTH) AND RIGHT (NORTH) ELEVATIONS	
PROJECT NAME:	NEW MIXED USE DEVELOPMENT: 1300 DANMANN AVENUE	
PROJECT ADDRESS:	1300 DANMANN AVENUE PACIFICA, CA 94044	
PROJECT SCOPE:	DEVELOPMENT OF AN (E) VACANT PARCEL WITH (N) 3-STORY, MIXED-USE BLDG	

REV	DATE	DESCRIPTION
1	07/10/2019	PROGRESS DESIGN SET
2	09/13/2019	PLANNING SUBMITTAL
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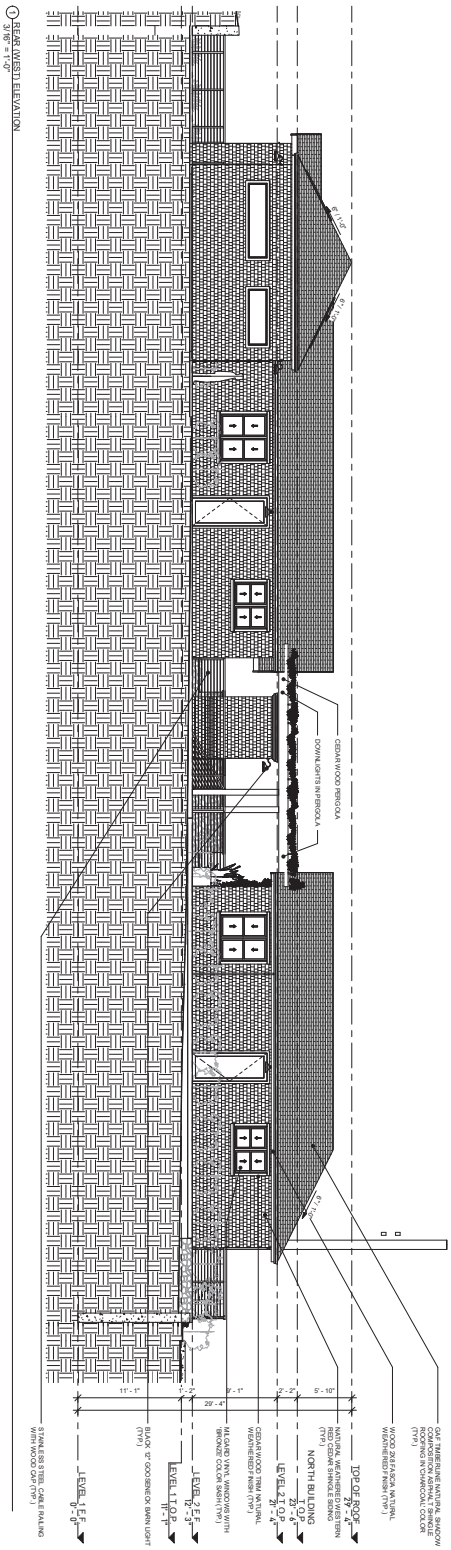

SHEET
A3.3

SHEET TITLE
REAR (WEST) ELEVATION

PROJECT NAME:
NEW MIXED USE DEVELOPMENT:
1300 DANMANN AVENUE

PROJECT ADDRESS:
1300 DANMANN AVENUE
PACIFICA, CA 94044

PROJECT SCOPE:
DEVELOPMENT OF AN (E) VACANT PARCEL WITH (N) 3-STORY, MIXED-USE BLDG

REV	DATE	DESCRIPTION
1	07/10/2019	PROGRESS DESIGN SET
2	09/13/2019	PLANNING SUBMITTAL
3	07/16/2020	EXPLORATORY CONCEPT
4	09/14/2020	DESIGN AMENDMENTS
5	10/19/2020	AMENDED DESIGN SUBMITTAL

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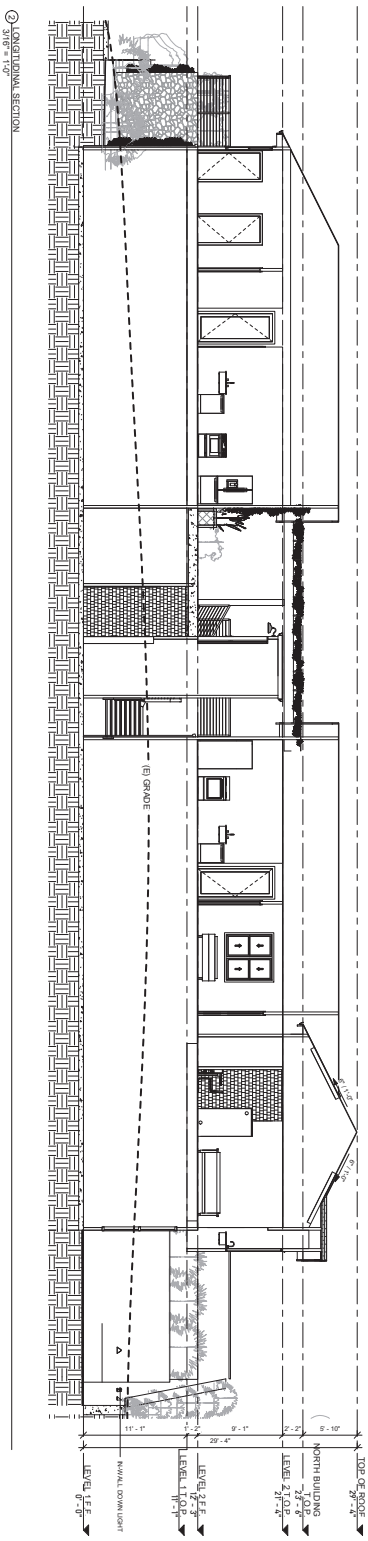

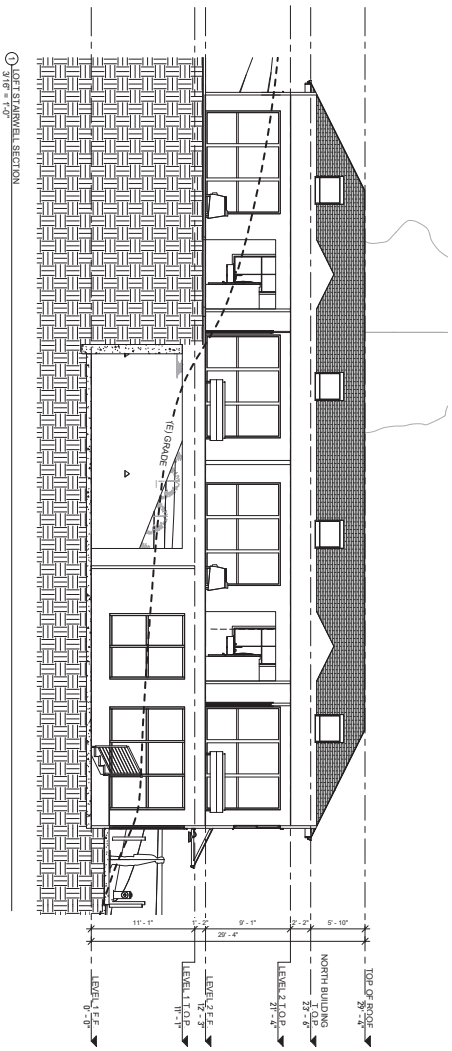

SHEET
A3.4

SHEET TITLE
BUILDING SECTIONS

PROJECT NAME:
NEW MIXED USE DEVELOPMENT:
1300 DANMANN AVENUE

PROJECT ADDRESS:
1300 DANMANN AVENUE
PACIFICA, CA 94044

PROJECT SCOPE:
DEVELOPMENT OF AN (E) VACANT PARCEL WITH (N) 3-STORY, MIXED-USE BLDG

REV	DATE	DESCRIPTION
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2	09/13/2019	PLANNING SUBMITTAL
3	07/16/2020	EXPLORATORY CONCEPT
4	09/14/2020	DESIGN AMENDMENTS
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PRELIMINARY STORM DRAIN REPORT
1300 DANMANN AVENUE

PACIFICA, CALIFORNIA

SAN MATEO COUNTY

September 12, 2019

Storm Drain Report

1300 Danmann Avenue
Pacifica, California
APN: 023-013-010, -020

Prepared by:

Mike O'Connell, P.E.

TABLE OF CONTENTS

SECTION 1: INTRODUCTION

This Storm Drain Report has been prepared for the 1300 Danmann Avenue Project with the purpose of documenting the hydrologic and hydraulic analyses prepared to size the proposed storm drain facilities to support the Project and meet the local drainage policy. The scope of this report is limited to the storm drain pipe network and treatment facilities.

The Project is located within the City of Pacifica at the corner of Kent Road and Danmann Avenue. The Project is comprised of a 0.33-acre area bounded by Kent Road to the south, 277 Kent Road (an existing single family home) to the west, Danmann Avenue to the east, and Beau Rivage (an unimproved, unaccepted City right-of-way) to the north. The Project will develop 6 apartment units and 2 commercial spaces.

SECTION 2: STORM DRAIN DESIGN

Existing Storm Drainage

The existing site is undeveloped and is pervious with the exception of two small barns.. Currently, the site will sheet flow runoff toward the corner of Kent Road and Danmann Avenue as it slopes from the northwest corner to the southeast corner with an average cross slope of 18%. Runoff from the site is conveyed to a bubble-up system on Kent Road and Danmann Avenue where it eventually flows east along San Pedro Avenue to ditch across from 500 San Pedro Avenue where the runoff turns north and flows to San Pedro Creek via culverts. Ultimately, all runoff from the site is discharged to the San Pedro Creek which flows to the Pacific Ocean.

Proposed Storm Drainage

The existing site is undeveloped and is mostly pervious. Currently, the site will sheet flow in generally the same direction as the existing site. Minor storm drain improvements are required near the site entrance and on the north end to convey runoff to the public right-of-way. The project also proposes to install approximately 5,545 sf of pervious concrete pavement that will reduce the peak runoff rate. Ultimately, all runoff from the site is discharged to the San Pedro Creek which flows to the Pacific Ocean.

Design Criteria

The storm drain calculations for the 1300 Danmann Avenue Project are prepared in accordance with the Pacifica's drainage policy. Post-development peak flow (runoff) and velocity will be less than or equal to pre- development peak flow and velocity. No runoff, caused by development, will be directed to cross property lines.

The project is located in Zone X, per FEMA flood maps. Zone X is considered a "minimal flood hazard" area.

Peak rates of storm water runoff from the project site to the storm drain inlet structures were calculated using the Rational Method Equation.

Design Assumptions:

- Storm drainage design event: 100-year storm.
- Minimum Time of Concentration (Tc) for each subarea is 5 minutes.
- Rainfall Intensity (i) is based on the San Mateo County IDF Map
- *Runoff Coefficient (C) is based on standard engineering practice*
  - 0.95 for roofs
  - 0.90 for paved areas
  - 0.30 for landscape areas (pervious areas)
- Rational Method Equation: $Q = C \times i \times A$
  - Q is the flow rate (cubic feet per second)
  - C is a runoff coefficient (unitless)
  - i is the rainfall intensity for a given time of concentration (inches per hour)
  - A is the area of the drainage sub area (acres)
- Detention Calculation Using the Synthetic Hydrograph
  - Synthetic Hydrograph: $V = (Qpr - Qex) \times (Duration/2)$
  - For a Synthetic Hydrograph, the assumed duration of the storm is based on the rising limb (Tc) and the falling limb (assumed to be 2*Tc)
  - V is the volume of detention required to maintain the existing flow rate for the post-development condition (cubic feet)

SECTION 3: STORM DRAIN CALCULATIONS

Hydrology

Using the Rational Method Equation, the site runoff peak flow for the 100-year storm was calculated for the existing conditions and the post-development conditions. The hydrology calculation table is provided in Appendix A.

The existing site area is 0.33 acres and is mostly pervious. The existing peak flow for a 100-year storm is 0.39 cfs.

The proposed site consists of 5,099 square feet of building roof, 2,239 square feet of concrete pavement, 5,545 square feet of pervious concrete, and 1,668 square feet of landscape. The post-development peak flow for a 100-year storm is 0.75 cfs.

Detention

The post-development peak flow is greater than the existing site peak flow. The storm drain system has been design to contain the excess runoff created by the development.

Using the Synthetic Hydrograph, the required detention or storage is 347 cubic feet. The site utilizes pervious concrete to store the excess water. The provided stormwater detention capacity of the system is 1,109 cubic, which only includes the crushed rock with a void ratio of 0.40 and does not consider the incidental storage of the pervious concrete itself.

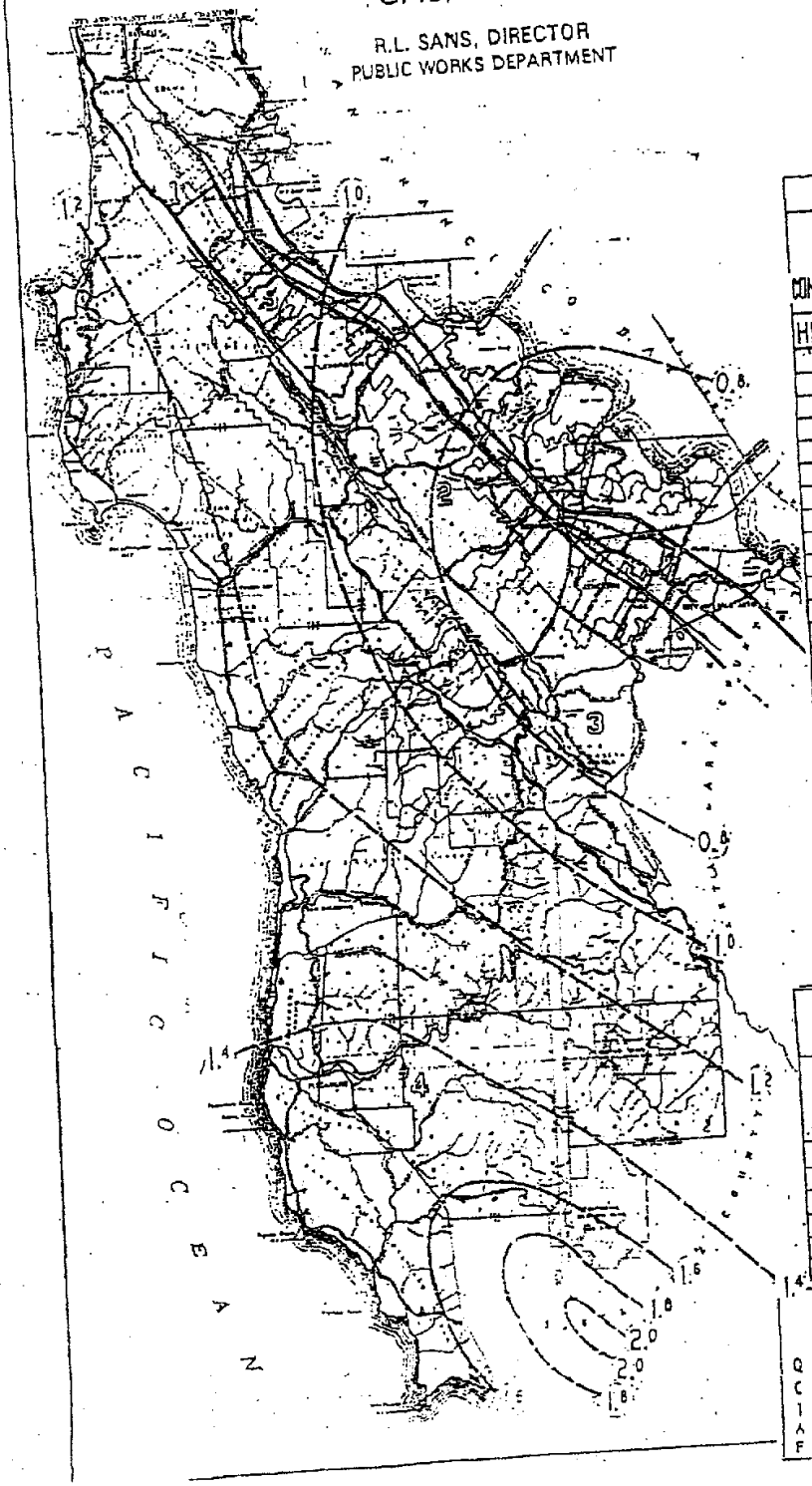
Appendix A Hydrology Calculations

RAINFALL RUNOFF DATA

SAN MATEO COUNTY

CALIFORNIA

R.L. SANS, DIRECTOR
PUBLIC WORKS DEPARTMENT



RAINFALL		
TIME OF CONCENTRATION	INTENSITY INCHES PER HOUR	
HRS. MIN.	10 YR	100 YR
0 — 10	2.45	3.60
0 — 15	2.05	3.00
0 — 20	1.73	2.55
0 — 25	1.50	2.22
0 — 30	1.33	1.95
0 — 35	1.20	1.75
0 — 40	1.10	1.61
0 — 45	1.02	1.49
0 — 50	0.95	1.37
0 — 55	0.90	1.28
1 — 00	0.86	1.21
1 — 15	0.75	1.07
1 — 30	0.67	0.95
1 — 45	0.61	0.87
2 — 00	0.56	0.80
2 — 30	0.49	0.70
3 — 00	0.44	0.63
3 — 30	0.40	0.57
4 — 00	0.37	0.53
4 — 30	0.34	0.49
5 — 00	0.32	0.45
6 — 00	0.29	0.41
7 — 00	0.26	0.38
8 — 00	0.24	0.35
9 — 00	0.23	0.33
10 — 00	0.21	0.30
12 — 00	0.19	0.27
24 — 00	0.13	0.18

RUNOFF COEFFICIENTS	
TYPE OF DEVELOPMENT	COEF.
PARKS AND CEMETERIES	0.30
RESIDENTIAL - ACRES	0.40
RESIDENTIAL - REGULAR	0.50
INDUSTRIAL	0.65
COMMERCIAL	0.75
PAVED AREAS	0.85

RATIONAL FORMULA

Q = C I A F

Q — RUNOFF - CUBIC FEET PER SECOND
C — RUNOFF COEFFICIENT - PERCENT
I — RAINFALL INTENSITY - INCHES PER HOUR
A — DRAINAGE AREA - ACRES
F — INTENSITY FACTOR (FROM MAP)

Oct. 22 - 1846

1300 Danmann Avenue

	Surface	Runoff Coefficient	Area square feet	C*A	Weight
Existing	Roof	0.95	468	445	0.03
	Paved Areas	0.90	0	0	0.00
	Pervious Areas	0.30	14,083	4,225	0.97
	Total Area		*14,551*	*4,670*	
	Site Weighted Runoff Coefficient				**0.32**

	Surface	Runoff Coefficient	Area square feet	C*A	Weight
Proposed	Roof	0.95	5,099	4,844	0.35
	Paved Areas	0.90	2,239	2,015	0.15
	Pervious Areas	0.30	7,213	2,164	0.50
	Total Area		*14,551*	*9,023*	
	Site Weighted Runoff Coefficient				**0.62**

Total Site Area= 14,551 sf

Appendix B Detention Calculations

1300 Danmann Avenue

Hydrology Calculations - 100 Year Storm

Existing Conditions:		
Site Area:	0.33	acres
Runoff Coefficient:	0.32	
Time of Concentration	8	minutes
Rainfall Intensity	3.60	inches per hour
Peak Runoff Rate:	**0.39**	**cfs**
Proposed Conditions:		
Site Area:	0.33	acres
Runoff Coefficient:	0.62	
Time of Concentration	5	minutes
Rainfall Intensity	3.60	inches per hour
Peak Runoff Rate:	**0.75**	**cfs**
Hydrograph Duration		
Rising Limb	5	minutes
Falling Limb	10	minutes
Duration:	30	minutes
Triangular Hydrograph, Proposed Peak Flow:		
Volume:	671	cubic feet
Allowable Release:	0.39	cfs
Volume out over 30 minutes	347	cubic feet
Storage in Pervious Pavers		
Rock Thickness	0.5	feet
Void Ratio	0.4	
Area	5545	square feet
Volume	**1109**	**cubic feet**

Use 6" thick crushed rock section at pervious concrete

Mike O'Connell, P.E.
900 Rosita Road
Pacifica, California

Appendix C Pervious Concrete Calculation

1300 Danmann Avenue - Preliminary Pervious Paver Sizing Calculation

1.0 Project Information

1-1	Project Name:	1300 DANMANN
1-2	City application ID:	
1-3	Site Address or APN:	023-013-010, -020
1-4	Tract or Parcel Map No:	
1-5	Rainfall Region	7
1-6	Region Mean Annual Precipitation (MAP)	19.30
1-7	Site Mean Annual Precipitation (MAP)	24

Click here for map

1-8 *MAP adjustment factor is automatically calculated as:* **1.24**

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5-3, below.)
Refer to the map in Appendix C of the C.3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: **DMA-1**

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	4,636	1.0	4,636
2-3	Pervious surface	589	1.0	589
	Total DMA Area (square feet) =	5,225		

2-4 *Total Effective Impervious Area (EIA)* **5,225** Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-3. Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (Inches)	Runoff Coefficient of 1.0
1	Boulder Creek, 55.9"	2.04"
2	La Honda, 24.4"	0.86"
3	Half Moon Bay, 25.92"	0.82"
4	Palo Alto, 14.6"	0.64"
5	San Francisco, 21.0"	0.73"
6	San Francisco airport, 20.1"	0.85"
7	San Francisco Oceanside, 19.3"	0.72"

3-1 *Unit basin storage volume from Table 5-3:* **0.72**

(The coefficient for this method is always 1.0, due to the conversion of any landscaping to effective impervious area.)

3-2 *Adjusted unit basin storage volume:* **0.90** Inches

(The unit basin storage volume [Item 3-1] is adjusted by applying the MAP adjustment factor [Item 1-8].)

3-3 *Required Capture Volume (in cubic feet):* **390** Cubic feet

(The adjusted unit basin sizing volume [Item 3-2] is multiplied by the DMA EIA [Item 2-4] and converted to cubic feet)

4.0 Calculate the Duration of the Rain Event

4-1	Rainfall intensity	0.2	Inches per hour
4-2	Divide Item 3-2 by Item 4-1	4.48	Hours of Rain Event Duration

5.0 Pervious Pavement Sizing

5-1	BMP Volume	390	Cubic Feet
5-2	Resovoir Layer Depth	6	inches
5-3	Void Ratio	0.40	
5-4	Required Surface Area As=Vbmp/(Void Ratio*Resovoir Depth/12"/')	1,949	Square Feet
5-5	Surface Area Provided	5,545	Square Feet