



Scenic Pacifica

PLANNING DEPARTMENT
Planning • Building • Code Enforcement

CITY HALL • 170 Santa Maria Avenue • Pacifica, CA 94044 • (650)738-7341 • Fax (650)359-5807

October 10, 2013

**COURTESY NOTICE OF
A STUDY SESSION FOR A MIXED-USE
(RESIDENTIAL/COMMERCIAL) PROJECT AT
4545 COAST HIGHWAY**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Pacifica will conduct a study session on Monday, October 21, 2013, at 7:00 p.m., in the Council Chambers, 2212 Beach Boulevard, to consider the following:

The applicant is exploring the feasibility of constructing a mixed-use (commercial/residential) project on a 125,166 square foot (2.873 acres) vacant parcel known as "The Rock." The subject property is located on the east side of Highway 1 between Fassler Avenue and Sea Bowl Lane in the Rockaway Beach neighborhood (APN: 022-012-020). According to the conceptual plans submitted by the applicant, the proposed project would consist of two buildings with a total of 63 residential units and approximately 21,900 square feet of commercial space on the ground floor. The dwelling units would be two and three bedrooms ranging from 1,140 to 1,480 square feet of living area. A detached parking garage for 184 parking stalls is also proposed. The height of the residential/commercial buildings would range from approximately 41 to 46 feet. Vehicle access to the site would be provided off Fassler Avenue and Sea Bowl Lane.

NOTE: The purpose of a study session is to offer an opportunity for informal discussion with the Planning Commission. No formal action is taken. Any statements made by a Commissioner or staff member at a study session are informal only and are not to be considered commitments or guarantees of any kind.

A reduced site plan is copied on the back of this notice. Additional information is available for public review in the Planning Development Department, 1800 Francisco Boulevard, Pacifica or by contacting Lee Diaz, Associate Planner at (650) 738-7341.

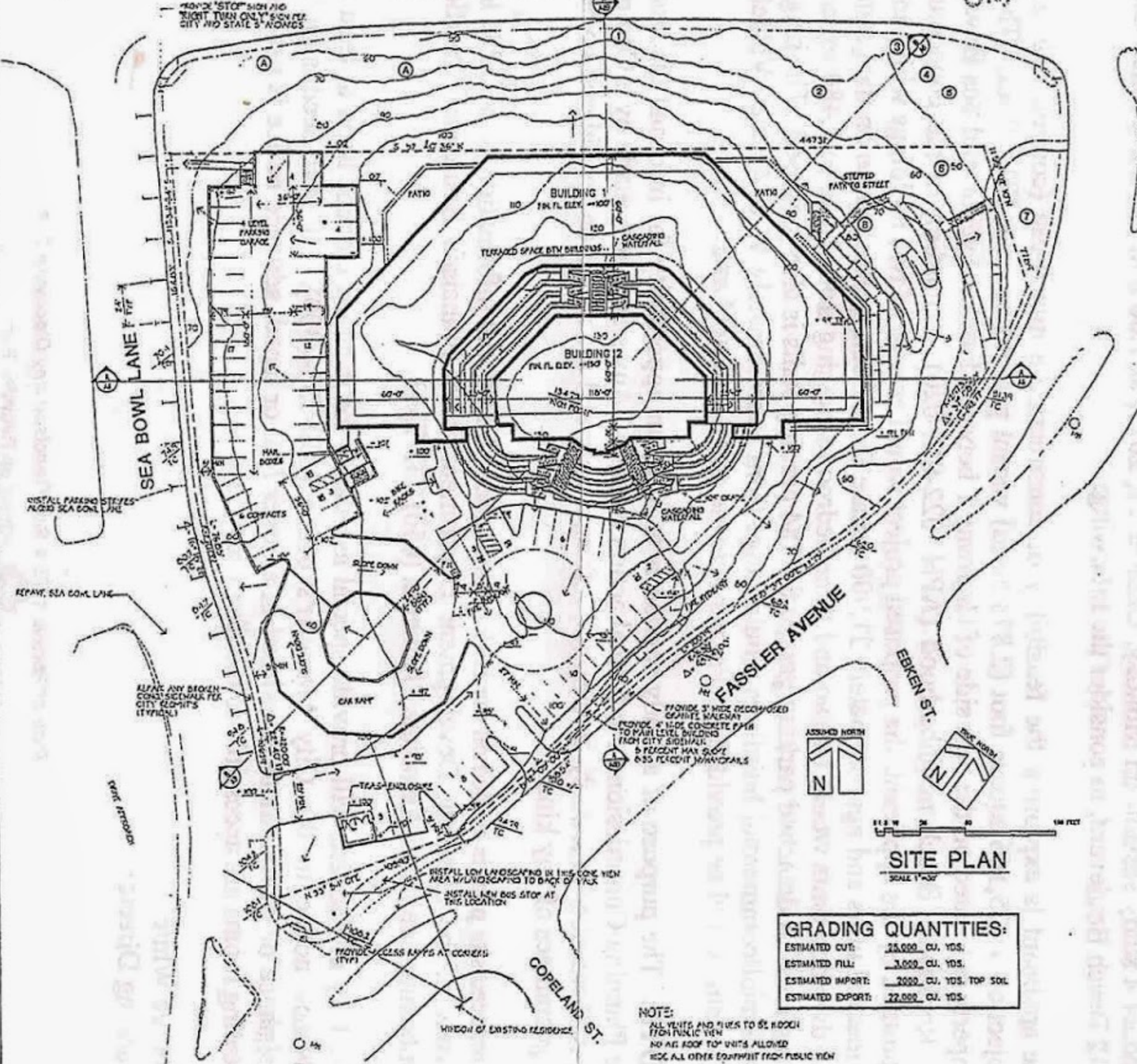
The City of Pacifica will provide special assistance for disabled citizens upon at least 24 hours advance notice to the City Manager's office (650-738-7300). If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.

George White
Planning Director



RECEIVED
 SEP 09 2013
 City of Pacifica

COAST HIGHWAY ONE



EXISTING TREE LEGEND

SYMBOL	TRUNK DIA.	SPECIES	HERITAGE TREE
①	16"-12"	MONTEREY CYPRESS	YES
②	15"-22"	MONTEREY CYPRESS	YES
③	34"	MONTEREY CYPRESS	YES
④	30"	MONTEREY CYPRESS	YES
⑤	20"	MONTEREY CYPRESS	YES
⑥	18"-10"	MONTEREY CYPRESS	YES
⑦	16"	MYOPORUM LAETUM	YES
⑧	14"	MONTEREY CYPRESS	YES
Ⓐ	-	SEEDLING MONTEREY CYPRESS	-

SITE DATA

ASSESSOR'S PARCEL NO: APN: 032-013-023
 ADDRESS: 4545 COAST HIGHWAY ONE
 ZONING: R-1

LOT AREA: 125,118 SQ. FT. (2,873 ACRES)

BUILDING COVERAGE	AREA
BUILDING 1	21,300 SF
BUILDING 2	8,500 SF
CARAGE	14,800 SF
CAR RAMP	7,700 SF
BUILDING COVERAGE TOTAL	52,300 SF (41.3%)
PAVED AREA	14,000 SF (11.2%)
PATIO'S AND WALKS (LESS THAN 10% GRADE)	18,000 SF (14.3%)
LANDSCAPE	15,000 SF (12.0%)
ROADWAY	28,758 SF (23.2%)
TOTAL	128,118 SF (100.0%)

BUILDING TYPE	NO. OF UNITS	BUILDING AREA	NO. OF UNITS	BUILDING AREA	TOTAL
COMMERCIAL	15	18,900 SF	15	8,000 SF	21,900 SF
CONDO	18	21,300 SF	4	2,740 SF	24,040 SF
	18	21,300 SF	4	2,740 SF	24,040 SF
	18	21,300 SF	4	2,740 SF	24,040 SF
TOTAL	48	61,500 SF	19	20,810 SF	82,310 SF
COVERED WALK		12,000 SF	COVERED WALK	7,700 SF	19,700 SF
COVERED PRIVATE PATIO'S		7,200 SF	COVERED PRIVATE PATIO'S	2,400 SF	9,600 SF
PARKING GARAGE		4 X 14,800 = 59,200 SF			59,200 SF
CAR RAMP		3 X 7,700 = 23,100 SF			23,100 SF
					TOTAL BUILDING AREA: 221,450 SF

PARKING REQUIRED

COMMERCIAL: 21,900 SF / 200 = 109 STALLS
 (45 + 15) X 2 = 83/4 = 142 CARS
TOTAL PARKING REQUIRED: 213 CARS

PARKING PROVIDED

GARAGE (45+15) X 2 = 83 STALLS
 COVERED WALKWAY = 138 STALLS

TYPE	SIZE	NUMBER
CONTACT STALLS	8'-6" X 10'	60
REGULAR STALLS	9'-0" X 14'	142
BIPOCULAR STALLS	9'-0" X 14'	7
TOTAL		209 STALLS

SITE PLAN
 SCALE 1"=30'

GRADING QUANTITIES:

ESTIMATED CUT: 25,000 CU. YDS.
 ESTIMATED FILL: 3,000 CU. YDS.
 ESTIMATED IMPORT: 2,000 CU. YDS. TOP SOIL
 ESTIMATED EXPORT: 22,000 CU. YDS.

NOTE:
 ALL TREES AND TREES TO BE MOVED FROM PUBLIC VIEW
 NO AIR ROOF TOP UNITS ALLOWED
 NO A.C. OR OTHER EQUIPMENT FROM PUBLIC VIEW
 NO SKYLINE'S PLANNED
 PROVIDE OUTDOOR SEATING BENCHES FOR THE PLAZA AREA AT EAST AND WEST END OF SITE SUBJECT TO CITY ENGINEER APPROVAL

PACIFICA CONDOS
 4545 COAST HIGHWAY ONE
 PACIFICA, CALIFORNIA

OWNER:
 XXX

PROJECT ARCHITECTS:
 LEE GAGE & ASSOCIATES, INC.

CONTACT PERSON:
 LEE GAGE & ASSOCIATES, INC.
 7836 N. MYRRAM AVE. #107
 FREMONT, CALIFORNIA 94538-2222
 PHONE (510) 438-2222

LEE GAGE & ASSOCIATES, INC.
 ARCHITECTURE • ENGINEERING • PLANNING
 7836 N. MYRRAM AVE. #107 FREMONT, CALIFORNIA 94538-2222
 PHONE (510) 438-2222

PACIFICA CONDOS
 4545 COAST HIGHWAY ONE
 PACIFICA, CALIFORNIA

05/13/14
 LGA
 E-0718
 10/13/14
 10/13/14
 SHEET OF 04/11/14

SD1