



Scenic Pacifica
Incorporated Nov. 22, 1957

CITY OF PACIFICA
Planning, Building, and Code Enforcement
1800 Francisco Blvd. • Pacifica, California 94044-2506
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MAYOR PRO TEM
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Emergency Coastal Development Permit Application

Location of Work: 2205 Palmetto Avenue **APN:** 016 - 211 - 210 **Application Date:** 9 / 12 / 2019

Description of Work: Demolition of Single-Family Residential Building

Nature and/or Cause of Emergency: Attractive Nuisance during rainy season; Building unsafe for habitation (red-tagged)

Consequence of Inaction: Collapse Hazard

Property Owner:	Name	<u>Kevin Hale</u>	Applicant:	Name	<u>Dinesh Perera</u>
	Address	<u>107 Hilton Way Pacifica CA 94044</u>		Address	<u>1091 Calcot Place #419, Oakland, CA 94606</u>
	Phone	<u>415-316-9308</u>		Phone	<u>818-314-7301</u>
	Email	<u>kevin.hale@gmail.com</u>		Email	<u>dinesh@FORMATdk.com</u>

If Applicant is not Property Owner, complete a signed statement of authorization to act as Property Owner's agent (see reverse).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS: Categorical Exemption | Statutory Exemption /Other _____

CEQA Guidelines Section 15301

PERMITTEE HEREBY AGREES TO THE FOLLOWING CONDITIONS OF APPROVAL OF THIS EMERGENCY CDP:

- All emergency work shall be completed on or before 11 / 19 / 2019.
The Planning Director may grant an extension of this permit for up to 60 days if a regular CDP application is on file but has not been processed.
- Within 30 calendar days of the issuance of this permit, Permittee shall apply for a regular Coastal Development Permit from the City of Pacifica if any development, as defined in Pacifica Municipal Code section 9-4.4302(z), undertaken pursuant to this permit is to remain permanently. If no such application is received, all development undertaken pursuant to this permit shall be removed in its entirety prior to expiration of this permit unless otherwise determined in writing by the Planning Director after a showing of good cause for the delay.
- Permittee shall allow representatives of the City of Pacifica unlimited access to inspect all work performed under this permit.
- All work performed under this permit shall comply with the applicable requirements of the City of Pacifica including without limitation the Pacifica Municipal Code, Administrative Policies, standard specifications, conditions of approval, and state and federal laws.
- Permittee shall obtain a building permit ; demolition permit ; grading permit issued by the Building Official not later than the next business day following issuance of this permit. All emergency work shall proceed in accordance with the permit(s) approved by the Building Official.
- Permittee shall update the Building Official on the status of emergency work being performed not less once every 24 hours until final inspection.
- Permittee shall pay a fee equal to one hour of Planning Dept. staff time at the rate within the City's current fee schedule prior to issuance of this permit.
- Additional Conditions of Approval: YES (see attachment) \ NO

NOTICE: By signing below, Permittee understands all of the conditions of approval applicable to this permit and agrees to abide by them.

By acceptance of this permit, Permittee hereby agrees to indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the applicant's project. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the Permittee, City, and/or parties initiating or bringing such Proceeding. If the Permittee is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.

File Number: 2019 - 027 **Permit No.:** CDP- 411 - 19 **Issuance Date:** 9 / 20 / 2019 **Expiration Date:** 11 / 19 / 2019

APPROVAL: CITY OF PACIFICA

ACKNOWLEDGMENT: PERMITTEE

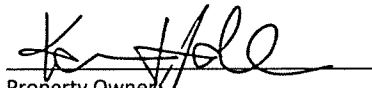
By [Signature] Date 9/20/2019
Planning Director (Acting)

By _____ Date _____
Property Owner (or Authorized Agent)

Agent Authorization for Emergency Coastal Development Permit Application

AGENT AUTHORIZATION:

I, Kevin Hale, owner of property located at 2205 Palmetto Avenue (Address or APN),
hereby authorize Dinesh Perera to act as my Agent and to bind me in all matters concerning the
Emergency Coastal Development Permit described on the reverse side of this sheet.



Property Owner

Date 9/12/2019

Conditions of Approval: File No. 2019-027 – Emergency Coastal Development Permit CDP-411-19 for demolition of an existing single-family residence at 2205 Palmetto Avenue (APN 016-211-210).

1. The project requires review and approval of a demolition permit by the Building Official. Applicant shall apply for and receive approval of a demolition permit prior to commencing any demolition activity.
2. Prior to issuance of a demolition permit, Applicant shall obtain an asbestos demolition authorization (i.e., J Number) from the Bay Area Air Quality Management District (BAAQMD).
3. Demolition shall be in conformance with the City of Pacifica Storm Water Management and Discharge Control Ordinance and San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented and the construction BMPs plans sheet from the Countywide program shall be included in the project plans.
4. Roadways shall be maintained clear of materials, equipment, storage, and debris, especially mud and dirt tracked onto Palmetto Avenue or Montecito Avenue. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only.
5. All recorded survey points, monuments, railroad spikes, pins, cross cuts on top of sidewalks and tags on top of culvert headwalls or end walls whether within private property or public right-of-way shall be protected and preserved. If survey point/s are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to occupancy of the first unit.
6. Any damage to improvements within the 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 demolition activities related to this project shall be repaired or replaced as directed by the City Engineer.
7. A City of Pacifica Encroachment Permit shall be obtained for all work undertaken in the public right-of-way. All work shall be done in accordance with City Standards, Standard Specifications for Public Works Construction (Green Book) or Caltrans Standard Specifications, Pacifica Municipal Code, Administrative Policies and to the satisfaction of the City Engineer or his designee and shall be completed prior issuance of the Certificate of Occupancy. Permit fees shall be determined per the current adopted fee schedule at the time of permit issuance.
8. No permanent development may remain on the property, including but not limited to fencing, unless permitted by a regular coastal development permit.

END OF CONDITIONS