



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

Notice of Meeting Cancellation

All items on this agenda will be considered at future meetings. The Planning Commission will not convene this meeting because there are no action items for consideration. Public notice of future meeting dates will be provided as required by law. Interested parties may also contact the Planning Department at (650) 738-7341 for more information about any item listed on the agenda below.

The next regularly scheduled Planning Commission meeting will be held on January 16, 2018, at 7:00PM in the Council Chambers located at 2212 Beach Blvd, Pacifica, CA 94044.

DATE: December 4, 2017
LOCATION: Council Chambers, 2212 Beach Blvd
TIME: 7:00 PM

7:00 PM OPEN SESSION

ROLL CALL:

SALUTE TO FLAG:

ADMINISTRATIVE BUSINESS:

Approval of Order of Agenda

Approval of Minutes:

Designation of Liaison to City Council Meeting:

Oral Communications:

This portion of the agenda is available to the public to address the Planning Commission on any issue within the subject matter jurisdiction of the Commission that is not on the agenda. The time allowed for any speaker will be three minutes.

CONSENT ITEMS: None

CONTINUED PUBLIC HEARINGS:

1. **DP-75-14
RZ-192-14
SP-149-14
TDR-03-14
SUB-224-14** **Development Plan DP-75-14, Rezoning RZ-192-14, Specific Plan SP-149-14, Transfer of Development Rights TDR-03-14, Subdivision SUB-224-14, Removal of Heritage Tree, And, Request for Payment of Fee in Lieu of Providing Below Market Rate Housing Units, for Construction of a 24-Unit Residential Condominium Project on a 53,627 Square Feet (Approx. 1.23 Acres) Portion of an 11.2-Acre Site at 801 Fassler Avenue (APNs 022-083-020 AND 022-083-030)**
Recommended Action: Continue to a Future Meeting, Which Will be Re-Noticed.

NEW PUBLIC HEARINGS:

2. **PSD-818-17
CDP-387-17
PE-174-17** **Site Development Permit PSD-818-17, Coastal Development Permit CDP-387-17, and Parking Exception PE-176-17, Submitted by Brian Brinkman, to Construct a Two-Story Single-Family Residence with 1,406 Sq. Ft. Floor Area on a 2,250 Sq. Ft. Non-Conforming Lot, and to Seek an Exception from the Two-Car Covered Off-Street Parking Requirement for a Single-Family Residence, at a Vacant Lot Known as Lot 37, Block 1, Salada Beach Subdivision (Revised), Located on the South Side of Salada Avenue Between Beach Boulevard and Palmetto Avenue in the West Sharp Park Neighborhood (APN 016-050-400).**
Recommended CEQA Action: N/A
Recommended Action: None.
3. **PSD-819-17
UP-85-17
PV-519-17** **Site Development Permit PSD-819-17, Use Permit UP-85-17, and Variance PV-519-17, to Construct an Addition to an Existing 3,503 Square Foot Single-Family Residence at 674 Corona Drive (APN 022-210-090).**
Recommended Action: Continue to January 16, 2018.

COMMUNICATIONS:

Commission Communications:

Staff Communications:

ADJOURNMENT

Anyone aggrieved by the action of the Planning Commission has 10 calendar days to appeal the decision in writing to the City Council. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing. Judicial review of any City administrative decision may be had only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

The City of Pacifica will provide special assistance for persons with disabilities upon 24 hours advance notice to the City Manager's office at (650) 738-7301, including requests for sign language assistance, written material printed in a larger font, or audio recordings of written material. All meeting rooms are accessible to persons with disabilities.

NOTE: Off-street parking is allowed by permit for attendance at official public meetings. Vehicles parked without permits are subject to citation. You should obtain a permit from the rack in the lobby and place it on the dashboard of your vehicle in such a manner as is visible to law enforcement personnel.



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PLANNING COMMISSION Staff Report

DATE: December 4, 2017

FILE: DP-75-14
RZ-192-14
SP-149-14
TDR-03-14
SUB-224-14

ITEM: 1

APPLICANT: Samir Sharma
257 Castro St. Ste, 224
Mountain View, CA 94041

OWNER 1106 Nevada LLC
5730 Uplander Way
Culver City, CA 90230

LOCATION: 801 Fassler Avenue (APNs 022-083-020 and 022-083-030)

RECOMMENDED ACTION: Continue to a future meeting, which will be re-noticed.

PREPARED BY: Tina Wehrmeister, Planning Director

DISCUSSION:

On November 6, 2017, the Planning Commission held a public hearing for the above mentioned development permits for the proposed 24-unit condominium development at 801 Fassler Avenue. During the public hearing, the commissioners requested additional analysis and information regarding multiple topics, including but not limited to project and site design, traffic, aesthetics, environmental review, the General Plan, the Open Space Task Force Report, and conditions of approval. The Commission continued the public hearing to December 4, 2017.

City staff, with the assistance of its consultants, as well as the applicant, are working in parallel to address the comments from the commissioners and the public. However, the time necessary to conduct the additional analysis and research, plus the time to condense the information into a single staff report is requiring more time than provided with the December 4th continuance. Staff requests to move the public hearing to a future meeting to provide adequate additional time. Once an appropriate meeting is identified, new notices will be published in the Pacifica Tribune and mailed to interested parties and surrounding owners and occupants.

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801 Fassler Avenue Residential Project
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ATTACHMENT LIST:



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PLANNING COMMISSION Staff Report

DATE: December 4, 2017

FILE: PSD-818-17
CDP-387-17
PE-174-17

ITEM: 2

APPLICANT: Brian Brinkman
648 Navarre Dr.
Pacifica, CA 94044

OWNER: Consult Design Build, Inc.
648 Navarre Dr.
Pacifica, CA 94044

LOCATION: Vacant lot known as Lot 37, Block 1, Salada Beach Subdivision (Revised), and located on the south side of Salada Avenue between Beach Boulevard and Palmetto Avenue in the West Sharp Park neighborhood (APN 016-050-400).

DESCRIPTION: Construct a Two-Story Single-Family Residence with 1,406 Sq. Ft. Floor Area on a 2,250 Sq. Ft. Non-Conforming Lot, and Seek an Exception from the Two-Car Covered Off-Street Parking Requirement for a Single-Family Residence.

RECOMMENDED ACTION: None.

PREPARED BY: Christian Murdock, Senior Planner

DISCUSSION:

During project analysis, staff identified inconsistencies between the proposed project and General Plan and Local Coastal Plan standards and policies arising from the very small size of the project site. In light of these inconsistencies, the applicant has decided to pursue General Plan and Local Coastal Plan amendments to accompany its application in order to seek a resolution to the identified inconsistencies. Therefore, staff has not brought the item forward for consideration by the Planning Commission at this public hearing. Staff will provide public notice as required by law for any future public hearing on this project.

ATTACHMENT LIST:



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PLANNING COMMISSION Staff Report

DATE: December 4, 2017

FILE: PSD-819-17
UP-85-17
PV-519-17

ITEM:

APPLICANT: Javier Chavarria
848 Burns Ct.
Pacifica, CA 94044
(650) 355-8965

OWNER Mitesh Patel
674 Corona Drive
Pacifica, CA 94044
(650) 533-1650

LOCATION: 674 Corona Drive (APN 022-210-090)

RECOMMENDED ACTION: Continue to January 16, 2018

PREPARED BY: Bonny O'Connor, Assistant Planner

DISCUSSION:

On October 11, 2017, City staff determined the application for a proposed expansion to a single-family residence at 674 Corona Drive complete. During the review of department files while analyzing the project, staff learned of a previous City approval of a variance to reduce the front and side setbacks for the existing structure. The justification for the variance was due to hardships created by the site's topography and soil conditions, specifically a gully located north of the structure. With respect to the current development proposal, the 974-square foot living area addition, the 725-square foot enclosed recreational area, patio, decking, and on-site parking area on the 22,000-square foot lot are all proposed on the north side of the existing structure near and over the gully.

Staff provided the applicant's geotechnical report to the City's engineering consultant, Cotton, Shires, and Associates (CSA) to peer review. CSA recommended further analysis of the potential for geologic hazards. Additionally, staff determined that the applicant's geotechnical report required additional analysis called for in the Seismic and Safety Element of the General Plan.

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These comments were provided to the applicant to address; however, the applicant requires more time to respond and CSA must peer review the applicant's response. Accordingly, staff anticipates that a January 16, 2018, public hearing date will provide adequate additional time to properly evaluate the information provided by the applicant and allow for peer review by CSA.

ATTACHMENT LIST: