AGENDA

Planning Commission - City of Pacifica

DATE:

Monday, March 15, 2010

LOCATION:

Council Chambers, 2212 Beach Boulevard

TIME:

7:00 PM

ROLL CALL:

SALUTE TO FLAG:

ADMINISTRATIVE BUSINESS:

Approval of Order of Agenda

Approval of Minutes: March 1, 2010

Designation of Liaison to City Council Meeting of: March 22, 2010

CONSENT ITEMS:

PUBLIC HEARINGS:

1. CDP-317-09

COASTAL DEVELOPMENT PERMIT, filed by the agent Giuseppe Sircana, on behalf of the owner, Edith P. Heidrick, to add a third story on an existing two story single family residence at 1344 Grand Avenue, Pacifica (APN 023-017-310). Recommended CEQA status: Exempt. <u>Proposed Action</u>: Approval as conditioned (Continued from March 1, 2010)

2. S-66-97 SE-15-97 PSD-620-97 AMENDMENT to SIGN PERMIT, SIGN EXCEPTION, SITE DEVELOPMENT PERMIT, and WAIVER OF SPECIFIC PLAN development standards filed by the agent, Diane Lenzora, on behalf of the applicant, Lenzora Sign Service, and owner N.D. Patel, to replace existing signage at the Holiday Inn Express at 519 Nick Gust Way, Pacifica (APN 022-024-270). The project is located in the Coastal Zone. Recommended CEQA status: Exempt. *Proposed Action:* Continue to April 5, 2010 (Continued from March 1, 2010).

3. HLD-07-10

HISTORIC LANDMARK DESIGNATION, filed by the applicant, City of Pacifica, to designate the Dollaradio Station at 100 Palmetto Avenue as an Historic Landmark (APN 009-401-060) Recommended CEQA status: Exempt. <u>Proposed Action</u>: Adopt resolution recommending Historic Landmark designation

OTHER AGENDA ITEMS:

COMMUNICATIONS:

Commission Communications:

Staff Communications:

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.

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 disabled citizens upon at least 24-hour advance notice to the City Manager's office (738-7301). 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.

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.

CITY OF PACIFICA AGENDA MEMO

DATE:

March 15, 2010

TO:

Planning Commission

FROM:

Lily Lim, Planning Intern W

SUBJECT: Agenda Item No. 1: Continuance of Coastal Development Permit, CDP-317-09, to construct a new third story to an existing two story single-family residence at 1344 Grand Avenue, Pacifica (APN 023-017-310).

On December 7, 2009 the Planning Commission considered Coastal Development Permit, CDP-317-09, to add a new third floor to an existing two story single-family residence at 1344 Grand Avenue. During the hearing on December 7, 2009, members of the neighborhood continued to voice their concerns regarding the height of the proposed project. The Commission continued this item to allow the applicant and owner to work with the neighbors to consider other possible alternatives. The minutes of the December 7, 2009 meeting are attached.

The applicant has provided a spreadsheet of all the neighbors he has contacted and has informed staff that he has presented the revised design to the neighbors indicated on the spreadsheet. The applicant has submitted a revised design with the third story addition located at the rear of the existing house. Rather than a 38 foot front setback to the new addition, the revised drawings show a recessed addition with a 56 foot front setback and a new front deck. The revised design preserves most of the views from the two windows and the rear deck at 1348 Grand Avenue, the residence uphill to the south of the subject property. According to the applicant, the view that remains visible from both windows and the rear deck at 1348 Grand Avenue are to the left of the lines on Page SP-2 of the attached plans. The applicant has reduced the size of the living space in order to achieve the revised design.

Staff believes that the revised design is now consistent with the Design Guidelines. The recessed third story breaks up the mass of the addition, and impacts on views from other parts of Grand Avenue will be minimized due to the slope of the street. Most homes in the area currently have a higher elevation than the proposed project and any impact on views will be minimized. Moreover, the existing tree in the front yard will screen a majority of the proposed addition from the south east portion of Grand Avenue, and should not have an impact on those properties with a higher elevation. It should be noted that Pacifica does not have a regulation requiring the preservation of existing views.

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Staff believes that the revised addition complements the surrounding homes and will enhance the overall appearance of the neighborhood. Additionally, the recessed third story and deck helps to break up the existing flat façade, while the windows and planters add character to the home. Although the proposed addition will be greater in height than the home located to the north, the natural slope of Grand Avenue will provide a smooth transition between the subject property and the homes as the street continues south. Staff believes that findings can be made to grant a Coastal Development Permit; therefore staff recommends approval of this project. Should the Commission desire, staff has provided an alternative motion to continue the project for revisions or findings for denial.

CONDITIONS AND FINDINGS

CONDITIONS:

Staff recommends that the Planning Commission approve Coastal Development Permit, CDP-317-09, subject to the following conditions:

Planning Department:

- 1. Development shall be substantially in accord with the plans entitled "Third Story Addition, 1344 Grand Avenue, Pacifica, California, 94044," consisting of nine (9) sheets dated 9/15/09 except as modified by the following conditions.
- 2. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within the proposed enclosure to the Planning Director's satisfaction. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Coastside Scavenger.
- 3. The applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction prior to approval of a building permit.
- 4. The applicant shall hereby agree 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, attorneys fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, City, and /or parties initiating or bringing such Proceeding. If the applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.

Engineering Department:

- 5. Applicant shall overlay existing asphalt with minimum 2 inch AC to street centerline across entire property frontage.
- 6. All existing cracked and broken sidewalk across entire property frontage shall be replaced per City Standards 100 and 101A. Show location and dimensions on the Site Plan.
- 7. Add a note on the Site Plan that says, "Existing curb, sidewalk or street adjacent to property frontage that is damaged or displaced shall be repaired or replaced."
- 8. Add a note on the Site Plan that says, "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 construction activities related to this project shall be repaired or replaced as directed by the City Engineer."
- 9. Construction shall be in conformance with the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented.
- 10. An Encroachment Permit must be obtained for all work within the City right-of-way. All proposed improvements within the City right-of-way shall be constructed per City Standards.

Wastewater Department:

11. The applicant shall provide a video of the sewer lateral line. Depending upon the condition of the existing sewer line, if there are any visible signs of leakage, the applicant shall replace parts or the whole sewer line to current specification and codes to the satisfaction of the City Engineer.

FINDINGS

1. <u>Findings for Approval of Coastal Development Permit</u>: The Planning Commission finds that the proposal to construct a third story on an existing two story single family residence will not be detrimental to the health, safety, and welfare of the persons residing or working in

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the neighborhood or the general welfare of the City. The Commission finds that the proposal is consistent with the applicable provisions of the General Plan and other applicable laws of the City. Specifically, the Commission finds that the project meets all Zoning Code requirements and complies with the applicable provisions of the Design Guidelines.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission find the project exempt from CEQA, APPROVE Coastal Development Permit, CDP-317-09, subject to conditions 1 through 11 and adopt findings contained in the March 15, 2010 staff report, and incorporate all maps and testimony into the record by reference.

MOTION FOR CONTINUANCE:

Move that the Planning Commission **CONTINUE** Coastal Development Permit, CDP-317-09 to for revisions or preparation of findings for denial.

Attachments:

- a. December 7, 2009 Staff Report and Attachments
- b. Planning Commission Meeting Minutes from December 7, 2009
- c. Site Plan
- d. Spreadsheet
- e. Letters from Neighbors

CITY OF PACIFICA AGENDA MEMO

DATE:

March 15, 2010

TO:

Planning Commission

FROM:

Christina Horrisberger, Assistant Planner

SUBJECT: Agenda Item No. 2: Continuance of amendment to Sign Permit, S-66-97, Sign Exception, SE-15-97, Site Development Permit, PSD-620-97, and waiver of Specific Plan development standards to replace existing signage at the Holiday Inn Express at 519 Nick Gust Way, Pacifica (Assessor's Parcel Number: 022-024-270).

On March 1, 2010, after expressing concern about one of the five proposed signs, the Planning Commission continued consideration of the above referenced permits to allow the applicant to revise the project. Specific Commission concerns were related to the proposed monument sign at the eastern building frontage. Specifically, the Commission was concerned that the shape, size and location of the monument sign may threaten pedestrian safety. Some Commissioners also expressed concern that the size of the copy area on the proposed eastern monument sign is larger than is necessary.

The applicant has been working toward revising the proposal, but has requested additional time to prepare the necessary plans. Therefore, a continuance to the Planning Commission meeting on April 5, 2010 is requested.

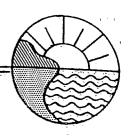
COMMISSION ACTION

MOTION FOR CONTINUANCE:

Move that the Planning Commission **CONTINUE** consideration of amendments to S-66-97, SE-15-97, PSD-620-97 and Specific Plan waiver to the next Planning Commission meeting on Monday, April 5, 2010, with the public hearing open.

STAFF REPORT

LANNING COMMISSION-CITY OF PACIFICA



DATE:

March 15, 2010

ITEM:

3

PROJECT SUMMARY / RECOMMENDATIONS AND FINDINGS

Notice of public hearing was published in the Pacifica Tribune on March 3, 2010 and 17 surrounding property owners were notified by mail.

APPLICANT:

City of Pacifica

170 Santa Maria Avenue

Pacifica, CA 94404

OWNER:

Joan Levin

100 Palmetto Avenue Pacifica, CA 94404

FILE: HLD-07-10

LOCATION:

100 Palmetto Avenue - Dollaradio Station (APN 009-401-060)

PROJECT

DESCRIPTION:

Designate Dollaradio Station as an Historic Landmark

General Plan Low Density Residential

Zoning R-1/CZ (Single Family Residential /Coastal Zone)

CEQA STATUS:

Exempt per Section 15061(b)(3)

ADDITIONAL REQUIRED APPROVALS: City Council approval of Historical Landmark Designation

RECOMMENDED

ACTION:

Recommend Approval of Proposed Designation

Prepared by:

Michael Crabtree, Planning Director

Planning Commission Staff Report – Dollaradio Station Historic Landmark Designation March 15, 2010 Page 2

ZONING STANDARDS CONFORMANCE:

N/A

PROJECT SUMMARY

A. STAFF NOTES:

1. <u>Background</u>: On February 22, 2010, the City Council adopted the attached resolution initiating historic landmark designation of the Dollaradio Station (100 Palmetto Avenue). Per Title 9, Chapter 7 of the Pacifica Municipal Code, the Council may initiate such designation and the Planning Commission may recommend that the City Council approve, disapprove, or modify the proposed designation. The City Council then must review the proposal and consider adoption of an ordinance designating the site an Historic Landmark.

As the Commission is aware, the Dollaradio Station property has recently suffered erosion due to winter storms. The City has issued an Emergency Coastal Development Permit to allow work to help stabilize the bluffs.

- **2. Project Description:** The Dollaradio Station is a privately owned single-family residence located at 100 Palmetto Avenue (north of the multi-family residences at the north end of Palmetto Avenue on the west side of the street). The Dollaradio Station is identified in the Pacifica General Plan as an Historic Site, but has not been formally designated a landmark.
- 3. General Plan, Zoning, and Surrounding Land Uses: The General Plan designation of the Dollaradio Station is Low Density Residential, and the zoning is R-1/CZ (Single Family Residential /Coastal Zone). (See attached zoning exhibit). The Dollaradio Station is west of Highway 1 and is within the Coastal Zone, but the proposed Historic Landmark designation does not require a Coastal Development Permit and is not appealable to the Coastal Commission.

The Dollaradio Station is bounded on the east by Palmetto Avenue and to the west by the Pacific Ocean. Land uses to the south are residential, and to the north is a combination of public and private open space.

The Dollaradio Station is mentioned several times in the City's General Plan and in the Local Coastal Plan as a reference point for other properties and areas, but, other than in the Historic Element background document, is not specifically discussed. The Historic Element background document from 1978 states:

"#19 Dollaradio Receiving Station

Built circa 1926 the station is now a private residence at 100 North Palmetto. Commonly called "MR", or Mussel Rock Station, the one story "red" hollow tile structure was one of the earliest west coast ship-to-shore communication centers. The exterior is unaltered through the interior was renovated from warehouse to living quarters around 1950. Originally Captain Robert Dollar of the American Merchant Marine had it built in order to communicate with his

steamship line. In 1927 the station received the first word from Admiral Byrd's historic establishment of a camp on the Bay of Whales, Antarctica."

More information regarding the history of the Dollaradio Station is contained in the attached excerpt from the *Maritime Radio Historical Society* website. Information from the Pacifica Historical Society is also attached.

- **4.** <u>Historic Landmark Designation</u>: The process for designating an historic landmark is set forth in the City's Historic Preservation Ordinance. Sec. 9-7.201 of the ordinance contains the criteria to be considered prior to making such a designation. The criteria are as follows:
- (a) It exemplifies or reflects a significant element of the City's cultural, social, economic, political, aesthetic, engineering, architectural, geological, or archaeological history
- (b) It has special aesthetic or artistic interest or value due to elements of design, detail, material, or craftsmanship which represent a significant innovation in architectural or engineering style
- (c) It is identified with historic persons or events significant in local, State, or national history
- (d) It embodies distinctive architectural characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship
- (e) It is representative of a type of building which was once common and is now rare
- (f) It is representative of the notable work of a master builder, designer, or architect
- (g) It is a part of or related to a square, park, or other distinctive area and should be developed or preserved according to a plan based on an historic, cultural, or architectural motif.

As indicated above and in the attached material, the Dollaradio Station was one of the first ship-to-shore communication centers, and played an important role in the early history of maritime radio. The Dollaradio Station was part of a number of "firsts" in maritime communications, making it a significant element of the City's cultural and engineering history. The Dollaradio Station was also the first station to receive communication from Admiral Richard E. Byrd after he reached the South Pole in 1929 (the above citation from the City's Historic Element background document appears to be in error when it references 1927, as Admiral Byrd's expedition did not begin until 1928). Therefore, the Dollaradio Station is identified with a historic person significant in national history.

Based on the above, the Dollaradio Station meets at least two criteria contained in the City's Historic Preservation ordinance, while it is necessary to satisfy only one of the criteria to be eligible for Historic Landmark designation.

5. <u>Historic Preservation Permits:</u> After a site or structure is designated as an Historic Landmark, an Historic Preservation Permit is required in order to demolish, alter, or relocate the structure or site, or any portion thereof. Such a permit is also required to construct, place, alter,

or relocate any exterior sign, lighting, fence, parking area, or any other structure or pertinent feature on a landmark or landmark site. An Historic Preservation Permit requires approval by the Planning Commission at a public hearing.

- **6.** Pacifica Historical Society: The Municipal Code requires that notice be sent to the Pacifica Historical Society (PHS) when an application for historic designation is received. The PHS may then comment on the proposed designation. The PHS was notified of the proposed designation and the attached comments were received.
- 7. <u>California Environmental Quality Act</u>: Staff recommends that the Planning Commission find this project exempt from CEQA pursuant to Section 15061(b)(3) which states:
- "15061. Review for Exemption
- (b) A project is exempt from CEQA if:
- (3) The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

In this case it can be seen with certainty that the proposed Historic Landmark designation will have no impact on the environment.

8. <u>Conclusion:</u> Based upon its historical significance as discussed above, staff believes the Dollaradio Station is qualified for Historic Landmark status.

RECOMMENDATION

B. RECOMMENDATION:

Staff recommends that the Planning Commission recommend that the City Council designate Dollaradio Station as an Historical Landmark.

COMMISSION ACTION

B. MOTION FOR APPROVAL

Move that the Planning Commission find that the project is exempt from CEQA and ADOPT the attached resolution entitled "A Resolution of the Planning Commission of the City of Pacifica Recommending Designation of Dollaradio Station as an Historical Landmark".

Attachments:

- a. Zoning & Land Use Exhibit
- b. City Council Resolution Initiating Historic Designation process
- c. Planning Commission Resolution Recommending Historic Designation with attachments
- d. General Plan Historic Sites Map
- e. Excerpt from the Maritime Radio Historical Society website.
- f. Information from the Pacifica Historical Society