AGENDA

CITY COUNCIL/PLANNING COMMISSION - CITY OF PACIFICA

DATE:

February 9, 2011

LOCATION:

Council Chambers

2212 Beach Boulevard

TIME:

6:00 p.m.

JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION

AGENDA

1. Construction of a three-story 75 room boutique hotel with underground parking and renovation/expansion of an existing restaurant at 100-104 Rockaway Beach Avenue, Pacifica (APN: 022-023-130, & -140).

The purpose of a study session is to offer an opportunity for informal discussion with the City Council/Planning Commission. Any statements made by a City Council, Commissioner or staff member at a study session are informal only and are not to be considered commitments or guarantees of any kind.

The City of Pacifica will provide special assistance for disabled citizens upon at least 24-hour advance notice to the City Manager's office (738-7300). 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.

STAFF REPORT

PLANNING COMMISSION-CITY OF PACIFICA

DATE:

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6:00 P.M.

ITEM:

1

JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION

APPLICANT: JC Engineering

OWNER: Gust Trust

225 Rockaway Avenue Pacifica, CA 94044

104 Rockaway Beach Avenue

Pacifica, CA 94044

LOCATION:

100-104 Rockaway Beach Avenue (APN: 022-023-130, & -140)

PROJECT

DESCRIPTION:

Construction of a three-story 75 room boutique hotel and

renovation/expansion of an existing restaurant

General Plan: Commercial

Zoning:

C-R/CZ, Commercial Recreational/Coastal

Zone

CEQA STATUS:

To be Determined upon filing of formal application

REQUIRED APPROVALS:

Planning Commission recommending approval of a Site Development Permit, Coastal Development Permit, Use Permit, Parking Exceptions, Amendments to the Rockaway Specific Plan, — City Council/Redevelopment Agency approval of Site Development Permit, Coastal Development Permit, Use Permit, Parking Exceptions, and

Amendments to the Rockaway Specific Plan.

RECOMMENDED ACTION:

None

Joint City Council/Planning Commission Study Session 100-104 Rockaway Beach Avenue Boutique Hotel & Restaurant Expansion/Renovation February 9, 2011 Page 2 of 6

PREPARED BY: Lee Diaz, Associate Planner

PROJECT SUMMARY

A. STAFF NOTES:

- 1. <u>Site Description</u>: The subject site is located at 100-104 Rockaway Beach Boulevard, which is within the Rockaway Beach Redevelopment Area. Nick's Restaurant and the Sea Breeze Motel currently occupy the 72,894.50 square foot lot. The 20 room motel was built in 1953 and the restaurant was constructed prior to that date. The single-story motel and restaurant are attached and cover approximately 27% of the site. There are also approximately 104 uncovered parking spaces on the site.
- 2. <u>Project Summary</u>: The applicant is requesting a study session to explore the feasibility of constructing a three story 75 room boutique hotel with underground parking. The proposal also includes expanding and renovating Nick's restaurant. The proposed hotel and restaurant expansion would total approximately 85,097 square feet of gross floor area excluding 41,089 square feet of garage area and reach a maximum height of 35 feet. The proposal would cover approximately 53.48% of the site. The existing motel would be demolished to accommodate the boutique hotel and restaurant expansion.

The 37,133 square foot underground parking area would provide parking for 75 spaces (1 handicapped, 5 compact and 69 standard spaces). Access to the parking area would be located at the front (west side) of the building. Storage, trash areas, employee room, elevators, loading area and stairways would also be provided within this area. A 24 foot wide service ramp for delivery vehicles is also included on the east side of the building. Additionally, 20 uncovered parking spaces are proposed directly in front of the building. The 38,979 square foot first level would contain 23 hotel suites, two restrooms, landscaped courts, hotel lobby, storage/housekeeping area, stairways, elevators and parking for 23 vehicles (3 handicapped spaces, 20 standard spaces), and the expanded/refurbished restaurant. The parking would be accessible from east side of the building. The 30,021 square foot second floor plan will accommodate 27 hotel suites, conference room, gym, lap pool, spa, lounge, banquet hall, kitchen, storage area, two restrooms, housekeeping area, administrative offices, and landscaped courts. The 20,053 square foot third floor would contain 25 suites, storage and housekeeping facilities.

The proposed plans were also distributed for comments to Building, Fire, Engineering, Wastewater, Parks, Beaches & Recreation, Police, North Coast County Water District, U.S. Department of Fish and Game and the California Coastal Commission. Building is requesting that the applicant provide an analysis of the building area (occupancy type of construction). Fire had several comments relating to fire flow, fire alarm systems, fire sprinkler system smoke detectors, fire extinguishers, windows and other utilities. Police is asking for adequate lighting at the entrance and exit routes. Wastewater indicated that a connection to sanitary sewer system is feasible. North Coast County Water District is interested in the amount of water allocation, water main, water service application, hydrant fire flow, fire protection system, and backflow

Joint City Council/Planning Commission Study Session 100-104 Rockaway Beach Avenue Boutique Hotel & Restaurant Expansion/Renovation February 9, 2011 Page 3 of 6

prevention relating to the project. Parks Beaches & Recreation did not have any concerns. Engineering, and U.S. Fish & Wildlife, Police did not provide comments.

Required Permits: Pursuant to the Rockaway Beach Specific Plan, all new development proposals in the Redevelopment Area require a Use Permit, Site Development Permit and Coastal Development Permit. In addition, the particular project also requires a waiver of the Specific Plan's development provisions regarding maximum Floor Area Ratio (FAR). Parking exceptions would also be required. Other permits may also be necessary as the project moves through the planning process.

3. Specific Plan, General Plan, Coastal Plan, Zoning, and Surrounding Land Uses: The City Council adopted the Rockaway Beach Specific Plan on February 24, 1986 to provide a bridge between the Local Coastal Land Use Plan and development proposals. The Specific Plan combines zoning regulations, capital improvement programs, and development standards which seek to stimulate and attract private investment in the area.

The proposed hotel and restaurant expansion are consistent with the Visitor Commercial designation of the Rockaway Beach Specific Plan, the Commercial designation of the Local Coastal Land Use Plan, the General Plan, and C-R, Commercial Recreational District, all of which anticipate the type of development currently proposed. The Specific Plan Visitor-Commercial designation allows restaurants, motels, hotels, lodging houses and specialty shops associated with these uses. Other permitted uses include sports or athletic facilities, cultural centers, museums and other similar activities.

The surrounding land use pattern includes retail shops, restaurants, wine bar, hotels/motels, office uses, multi-family residential uses, public parking lots, and other visitor serving commercial land uses. Rockaway Creek is also located directly south of the subject site.

4. <u>Municipal Code and Design Guidelines</u>: No minimum setbacks are required in the C-R (Commercial Recreational) Zoning District unless established as part of the Site Development Permit. Based on the preliminary information provided by the applicant, it appears that a total of 201 parking spaces including 6 handicapped spaces would be required. According to the conceptual plans, a total of 167 parking spaces including 7 handicapped spaces would be provided. A parking exception for 34 spaces would be required.

The proposed hotel requires a total of 76 parking spaces (one space per guest room and 1 space for the manager's quarter). The restaurant/bar and other area would require a total of 76 parking spaces (one parking space for each 100 gross square feet of customer area, plus one space for each 200 gross square feet of all other floor area). The conference room, banquet hall and lounge would require a total of 49 parking spaces (one parking space for each 100 gross square feet of assembly area). Bicycle parking spaces must also be provided equal to 10% of the required parking in all commercial development. In this case, sixteen bicycle parking spaces would be required but are not included in the proposal. Approval of a waiver would be necessary.

Joint City Council/Planning Commission Study Session 100-104 Rockaway Beach Avenue Boutique Hotel & Restaurant Expansion/Renovation February 9, 2011 Page 4 of 6

The proposal would not meet the maximum floor area to lot ratio (FAR) of 65% specified in the Rockaway Beach Specific Plan. The proposed FAR would amount to approximately 98%, which would require a waiver. The minimum landscaping requirements call for 10% of the site to be landscaped. According to the plans, 11.43% of the site would be landscaped.

Additionally, the Specific Plan establishes overall objectives addressing land use and development, parking, and the physical appearance and design of buildings. The Plan also provides independent development standards for the Redevelopment Area and augments existing provisions of the Zoning Code. These regulations are designed to implement the General Plan's goals to develop the visitor-serving potential of the area.

a) Building Use: As previously discussed, the proposal will consist of three stories with a maximum height of 35 feet. The City's maximum building height is 35 feet. For the West Rockaway Beach planning area, two height standards are specified. Two stories are permitted outright; however, three stories may be permitted if a finding can be made that such height: (1) will not restrict coastal view potential from Highway 1 more than a two-story structure; and (2) will provide an increase in public open space over and above that which would have normally been provided.

At the present time, existing vegetation and buildings preclude most coastal views from Highway 1 as it parallels the West Rockaway Beach planning area. The elevation of Highway 1 increases as it progresses to the south, thereby opening up limited view of the Headlands property and the beach through the Rockaway Beach neighborhood. The primary view from the highway is of the beach and Headlands and can be seen from the highway immediately south of the developed portion of the Rockaway Beach neighborhood. It is most likely, however, that the proposed building will have an impact on the coastal views from Highway 1. The views from the existing Days Inn and Holiday Inn Express Motels which are located directly east of the subject site will also be impacted.

In terms of public open space, the proposal does not appear to provide adequate public open space. The majority of the landscape/common areas would be provided for the hotel guests. It should be noted that 35 public parking spaces on public land exist in front of the site, adjacent to the Pacific Ocean. This parking was developed by the owner of the subject property. An opportunity exists to convert this area to usable public open space. According to the Local Coastal Land Use Plan, "new projects and plans should emphasize provision of pedestrian amenities. Businesses can be oriented for pedestrian use by providing arcades or outdoor seating areas."

b) Intensity: As specified above, the Specific Plan permits a maximum floor area to lot area ratio (FAR) of 65% for this area. In comparison the applicants proposes approximately 98%, which would require a waiver to the Specific Plan requirements. According to the Specific Plan, increases to the 65% maximum shall be considered if additional parking is provided. The overall goal of the Specific Plan is to stimulate and attract quality private investment in this area thereby improving the City's economic health and tax base while strengthening the overall image and attractiveness of the area. The proposal would create 75 hotel rooms and restaurant which

Joint City Council/Planning Commission Study Session 100-104 Rockaway Beach Avenue Boutique Hotel & Restaurant Expansion/Renovation February 9, 2011 Page 5 of 6

should help stimulate the economic health and tax base of the City. However, additional parking would not be provided.

c) Parking: As noted above, a parking exception for 34 parking spaces would be required for this proposal based on the information provided. The City Council/Redevelopment Agency previously discussed the matter of parking in the West Rockaway Beach area in March and April 1998. According to the City Council/Redevelopment Agency, it was found that sufficient parking is available, and any existing parking problems are most likely related to the lack of conveniently located centralized spaces rather than total quantity. The last projects in the Redevelopment Area, 400, 420, and 446 Old County Road and 270 Rockaway Beach was granted parking waivers. 400 Old County Road was granted a parking waiver for 29 spaces in May 1998, 420 Old County was granted a waiver for 4 spaces in March 2002, 446 Old County were granted a waiver for 15 spaces in September 2002, and in July 2008, 270 Rockaway Beach was a parking exception for 26 spaces. The commercial building approved recently at 270 Rockaway Beach has not been constructed. It's unlikely that it will be constructed.

It should also be noted that an ordinance adopted by the Redevelopment Agency in 1986 allows an in-lieu fee to be paid for each parking space that cannot be provided on-site in the Rockaway Beach Redevelopment Area. In order to assist in Redevelopment activities, the in-lieu parking fee payment allows the use of public parking in considering parking requirements on private property. Currently, the fee is set at \$3,000 per space.

- d) Building and Site Design: Based on the conceptual plans, the project appears to be inconsistent with the requirements of the Specific Plan as well as the applicable provisions of the City's Design Guidelines. In particular, the Specific Plan states that the building design shall "coordinate all facades of each building's exterior design with regard to color, materials, architectural form and detailing to achieve design harmony and continuity..." The Specific Plan further states that gable or hip roofs are strongly encouraged on all buildings within the West Rockaway Beach sub-area. This will gave the area a special identity and minimize a bleak appearance as seen from the highway." The design of the proposed building is different from other buildings in the area and does not achieve design harmony or continuity per the Rockaway Specific Plan. Although the Specific Plan and design guidelines talk about achieving design harmony and continuity, a mix of architectural styles exist within the Rockaway Beach Redevelopment area. The building is designed in a Colonial Mediterranean style with a serious of tile roofs. Each floor is setback to break up the massing.
- **5.** <u>Summary</u>: Staff considers the proposed boutique hotel and restaurant expansion/renovation to be consistent with the overall plan objectives defined in the Rockaway Beach Specific Plan. Specifically, the project expands additional visitor-serving, commercial activity as part of an integrated development pattern.

As proposed, the project would require exceptions to the Specific Plan. In addition, a parking exception for 34 vehicular parking spaces and 16 bicycle parking spaces would also be required. Other permits may also be required and/or other issues may arise as the project moves through planning and environmental review process. Among other things, potential traffic, visual and

Joint City Council/Planning Commission Study Session 100-104 Rockaway Beach Avenue Boutique Hotel & Restaurant Expansion/Renovation February 9, 2011 Page 6 of 6

aesthetic impacts would be addressed in the environmental review along with geotechnical stability, status of the existing seawall, public access, etc.

Specifically, staff requests that the Council/Commission comment on the following:

- 1. Would the Council/Commission support the project density and design?
- 2. Would the Council/Commission support exceptions to the Rockaway Specific Plan
- 3. Would the Council/Commission support the site layout?
- 4. Would the Council/Commission have any concern about the project compatibility with the neighborhood?
- 5. Are there any other areas of concern the Council/Commission would like to address?

Attachment(s):

a. Conceptual Plans (Site Plan, Floor Plan, Partial Elevations)