

DATE: Monday, October 16, 2006
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: October 2, 2006

Commission Communications:

Staff Communications:

Designation of Liaison to City Council Meeting of: October 23, 2006

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:

PUBLIC HEARINGS:

1. **APPEAL OF ADMINISTRATIVE APPROVAL** to install 3 wireless communication antennas inside of a new faux chimney and construct an equipment enclosure in the rear yard at 341 Coral Ridge Drive, Pacifica (APN 009-036-680), filed by James and DeLorus H. Wagner. Recommended CEQA status: Exempt. (Continued from August 21, 2006) Proposed Action: Continue to January 2, 2007
2. CDP-275-06
PSD-757-06
UP-965-06
SUB-211-06 **COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, USE PERMIT, and TENTATIVE SUBDIVISION MAP**, filed by William L. Riddle of Best Design and Construction, on behalf of the property owner, Pacifica Beach LLC, to construct a three-story building consisting of nine (9) condominium units at 1567 Beach Boulevard (APN 016-011-190). The property is located in the Coastal Zone. A Draft Mitigated Negative Declaration has been prepared stating that the project will have no adverse effect on the environment. Proposed Action: Approval as conditioned
3. **ADOPTION of RESOLUTION RECOMMENDING ADOPTION of an INCLUSIONARY ZONING ORDINANCE.** The proposed ordinance would mandate that all development proposals featuring 8 or more residential units or parcels would be required to provide at least 15% of the units for below market rate (BMR) occupancy. A Draft Negative Declaration has been prepared stating that the project will have no adverse effect on the environment. Proposed Action: Adopt resolution

OTHER AGENDA ITEMS:

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.