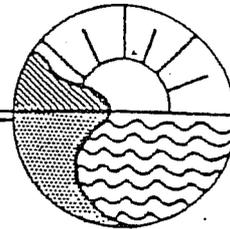


AGENDA



Planning Commission – City of Pacifica

DATE: August 17, 2009

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: August 3, 2009

Designation of Liaison to City Council Meeting of: August 24, 2009 (cancelled)

CONSENT ITEMS:

PUBLIC HEARINGS:

- 1 CDP-317-09 COASTAL DEVELOPMENT PERMIT, filed by the agent, Giuseppe Sircana, on behalf of the applicant, Edith P. Heidrick, to construct a new third story on an existing two story single family residence at 1344 Grand Avenue, Pacifica (Assessor's Parcel Number 023-017-310). The project is located in the Coastal Zone. Recommended CEQA status: Exempt. Proposed action: Continue to September 21, 2009 (Continued from July 20, 2009)
- 2 SP-138-05 SPECIFIC PLAN, filed by the applicant/owner, Joseph Fare, to legalize modifications to a previously approved single family residence at 477 Farallon Avenue (APN 009-510-420). Recommended CEQA status: Exempt. Proposed Action: Continue to September 8, 2009 (Continued from July 20, 2009)
- 3 HLD-06-09 HISTORIC LANDMARK DESIGNATION, filed by the applicant, City of Pacifica, to designate Sharp Park Golf Course as an Historic Landmark (APN's 016-430-020 & 016-441-020) Recommended CEQA status: Exempt. Proposed Action: Adopt resolution recommending Historic Landmark designation. Proposed Action: Continue to September 8, 2009 (Continued from July 20, 2009)
- 4 UP-006-09 USE PERMIT and VARIANCE, filed by the agent, Charnel James, on behalf of the applicant, Verizon Wireless, and the owner, City of Pacifica, to extend an existing police station monopole and add nine wireless communications antennas, two GPS antennas and related equipment at 2075 Coast Highway, Pacifica (Assessor's Parcel Number 018-051-050). Recommended CEQA status: Exempt. Proposed action: Continue to September 8, 2009

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: August 17, 2009

TO: Planning Commission

FROM: Lily Lim, Planning Intern *ll*

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

On July 20, 2009 the Planning Commission continued consideration of Coastal Development Permit, CDP-317-09, to construct a new third story to a two story single family residence at 1344 Grand Avenue. During the hearing on July 20, 2009, members of the public were concerned with the height of the proposed project. Additionally, the Commission asked to see better photo simulations from different perspectives in the neighborhood.

The applicant has been working on the concerns expressed by the Commission and members of the public, but revised plans have yet to be submitted for review. Therefore, a further continuance to the Planning Commission meeting on September 21, 2009 is requested.

COMMISSION ACTION REQUESTED

Move that the Planning Commission **CONTINUE** CDP-317-09 to the next Planning Commission meeting on September 21, 2009, with the public hearing open.

CITY OF PACIFICA

AGENDA MEMO

DATE: August 17, 2009

TO: Planning Commission

FROM: Christina Horrisberger, Assistant Planner

SUBJECT: Agenda Item No. 2: Continuance of amendment to Specific Plan, SP-138-05, to legalize modifications to a previously approved single family residence at 477 Farallon Avenue, Pacifica (APN009-510-420).

On July 20, 2009 the Planning Commission continued consideration of an amendment to Specific Plan, SP-138-05, to legalize modifications to a previously approved single family residence at 477 Farallon Avenue. At the hearing the Commission expressed concern that, in grading the lot, the applicant may have impeded access to neighboring lots to the rear of the subject property and that the home may be improperly sited. The Commission was also concerned about the structural integrity of retaining walls that were added to the home and whether the size of the home indicated on the plans was accurate. The Commission directed the applicant to obtain a current survey of the subject property, have peer reviews on all engineering, including the retaining walls, and that the applicant submit documentation indicating how access could be gained to the neighboring rearward lots.

The applicant has since amended the application to include an agent to act on his behalf and submitted a slightly revised proposal. The revised proposal would eliminate the series of low retaining walls from the front yard, but not change the elevation of the finished grade in front of the home (The structure would still be 35 feet high.). The applicant's agent has indicated that the slope is not great enough to require the walls. A wall is still proposed around the southwest corner of the home, where the recycle room was constructed, because the slope is steeper and the wall would be needed to hold the dirt. The finished grade toward the north end of the front wall is also proposed to be slightly elevated and vertical plantings in this area are still included in the proposal. Revised drawings showing the aforementioned changes to the approved home were submitted. Additional drawings that show where changes to the approved home have been made, compare the proposed versus existing floor area, show different grading scenarios and provide explanatory notes were also submitted for the Commission's review. The applicant also submitted an explanatory narrative and written response to the Commission's expressed concerns. Neither a survey, nor peer reviewed engineering drawings were submitted.

Minimizing use of retaining walls is consistent with the directives of the City's adopted Design Guidelines. Further, sloped landscaping without use of walls is not an uncommon feature in the subject neighborhood and the home would still fit the surroundings. Concerning the survey, the applicant is requesting that a survey be required as a condition of approval, once the construction is complete and before a certificate of occupancy is issued. The reason given is that handling the survey this way would save time now and ensure that the remaining construction does not impact the access easement. In addition, the applicant plans to demarcate the lot lines and easement at the property, so the Commission can review the measurements during site visits prior to the August 17, 2009 meeting. As for access to the rear lots, the submitted narrative explains that constructing driveway access to the neighboring rearward lots would involve placing lateral retaining walls along the driveway. The height of the walls is directly related to the amount of grading that takes place at the subject lot and to the finished slope of the driveway. The applicant is asking to be allowed a 21% slope in order to minimize the need for additional grading and also to minimize the size of the retaining walls needed for the driveway to the rearward lots. The originally approved project was not permitted to include a driveway with a slope above 18%. Staff has contacted North County Fire Authority and was advised that 18% is the steepest grade allowed per state Fire Code. Planning staff has also contacted Engineering staff to further explore the access issue. Engineering staff indicated that access to the rearward lots is physically possible, but may be cost prohibitive due to the size of the walls that would be needed to construct the driveway. It appears that this issue would have arisen in any case given the natural steepness of the area and the 18% maximum slope regulation; however, it is unclear whether the degree of the problem could have been lessened through appropriate planning at earlier stages of project design. Engineering staff indicated that some changes to the garage and driveway may help to slightly lessen the amount of wall needed to construct the rear access driveway. The applicant is also requesting that a temporary retaining wall be permitted across the access easement until such time that the rearward lots are developed. Originally, the project was conditioned to not block the easement. It is unclear whether constructing the wall in the easement would be permitted under the terms of the easement agreement. Staff advised the applicant that this question would need to be addressed.

Plans and structural calculations for the 17 foot high rear retaining wall were reviewed and approved by the City in 2007. Recently Planning staff requested that the City's Building Official review the plans for the wall and foundation. It was indicated that everything seemed to be in order with respect to structural plans for the rear wall and the plans showed the wall would consist of two sections of differing thickness. However; the wall that was constructed is slightly different from the approved wall. Specifically, the two sections of the wall are not the sizes shown on the plans and more rebar was added than was planned. The City signed off on the foundation wall inspections in 2008. The added retaining wall that supports the patio was not shown in the plans and this wall is not addressed in the written response submitted by the applicant. However, if the project is approved the patio wall would have to be included in the building permit plans. The same is true for any building modifications that are inconsistent with the approved building permit plans. The applicant has opted to wait on submitting additional structural details and initiating any peer review of the engineered walls because he is requesting

that, as a condition of project approval, the peer review take place during the building permit process. As for the floor area, the applicant's agent obtained the structure's dimensions in the field and compared them with the plans for the home. The calculations indicate that slightly less floor area than what was approved has been provided. However; the methodology used to perform the recent calculations may be somewhat different than what was previously used. Specifically, it does not appear that walls were factored into the calculation. Including the walls should not make a substantial difference in the total square footage calculation. The applicant is requesting that the Commission accept the submitted calculations as verification the floor area provided is consistent with, or less than, the 2,450 square feet of living space and 1,225 square feet of storage area that was originally approved.

It does not appear that the applicant has fully complied with the Commission's specific requests made at the previous hearing, but a response to the Commission's concerns has been provided and an alternative course of action (handling the structural drawings, peer review and survey at a later time and accepting the submitted floor area calculations) to some of the Commission's concerns has been proposed. Submitting structural drawings and conducting peer reviews during the building permit process is consistent with the City's normal practices; however, the City does not normally require a survey in order to issue a building permit or certificate of occupancy. However, surveys have been required during the permit review process when it is necessary to verify property lines, building setbacks, etc. Accordingly, staff believes that requiring the structural drawings and peer review as a condition of project approval is reasonable, but has no firm opinion concerning the timing of submitting the survey. Concerning the revisions to the front yard, provided the finished grade remains unchanged from what was previously proposed staff has not detected any potential problems that would be associated with removing the low retaining walls in the front yard. Concerning the temporary wall proposed to span the easement, until the easement agreement is explored, it is unclear whether the applicant would be able to construct it. With respect to access to the rearward lots, the applicant has provided clarification, as directed by the Commission, and staff has explored this issue further. Based on the information that was obtained, it does not appear that the rearward lots are physically blocked but it is evident that access would be difficult. It does seem that access would have been difficult in any development scenario, but options may be available to ameliorate the current level of access difficulty.

Based on the above analysis, staff believes that more information is needed in order to evaluate whether the Commission's concerns have been fully addressed. Specifically, options to address the access issue should be explored further. Also, whether the temporary wall can be constructed across the easement should be determined. If the wall can not be constructed, the applicant should provide information about the impacts of not having the wall. Also, whether the Commission is willing to address the issues of structural plans, peer review and submission of a current survey as conditions of project approval should be explored. This would allow staff to craft appropriate conditions, if needed.

COMMISSION ACTION

MOTION FOR CONTINUANCE:

Move that the Planning Commission **CONTINUE** consideration of amendment to Specific Plan, SP-138-05, to the next Planning Commission meeting on Monday, September 7, 2009, with the public hearing open.

Attachments:

- a. July 20, 2009 Planning Commission staff report and attachments
- b. July 20, 2009 Planning Commission meeting minutes
- c. Narrative with explanatory drawings and floor area calculations
- d. Revised Plans
- e. Previously approved plans

CITY OF PACIFICA

MEMORANDUM

DATE: August 17, 2009

TO: Planning Commission

FROM: Michael Crabtree, Planning Director 

SUBJECT: **Agenda Item No. 3** – Designation of Sharp Park Golf Course as an Historic Landmark HLD-06-09 (APN's 016-430-020 & 016-441-020)

Background: On July 20, 2009, the Planning Commission considered designation of Sharp Park Golf Course as an Historic Landmark. The Commission took extensive public testimony during the public hearing, then closed the public hearing and began deliberations. Due to the lateness of the hour, the matter was continued to tonight's meeting.

Discussion: Staff understands that the City and County of San Francisco is in the process of preparing a written response to the proposal to designate the Golf Course an Historical Landmark. However, no response has been received as of this writing. Given that the City and County of San Francisco is the owner of the subject property, it seems prudent to delay action on the proposed designation until the response is received and evaluated. Therefore, staff is recommending that this matter be continued to the next Planning Commission meeting on September 8, 2009.

COMMISSION ACTION REQUESTED

Move that the Planning Commission CONTINUE consideration of HLD-06-09 to the meeting of September 8, 2009.

Attachments:

none

CITY OF PACIFICA

AGENDA MEMO

DATE: August 17, 2009

TO: Planning Commission

FROM: Lily Lim, Planning Intern *ll*

SUBJECT: **Agenda Item No. 4:** Use Permit, UP-006-09 and Variance, PV-500-09 to extend existing police station monopole and add nine (9) wireless communications antennas and two (2) GPS antennas with associated equipment at 2075 Coast Highway, Pacifica (APN 018-051-050).

The proposed project was scheduled and noticed for Planning Commission review on August 17, 2009; however, staff is still awaiting submittal of missing materials. Therefore, a continuance to the Planning Commission meeting on September 8, 2009 is requested.

COMMISSION ACTION REQUESTED

Move that the Planning Commission **CONTINUE** UP-006-09 and PV-500-09 to the Planning Commission meeting on September 8, 2009, with the public hearing open.