

**MINUTES**

**CITY OF PACIFICA  
PLANNING COMMISSION  
COUNCIL CHAMBERS  
2212 BEACH BOULEVARD**

February 4, 2013

7:00 p.m.

Chair Langille called the meeting to order at 7:00 p.m.

**ROLL CALL:** Present: Commissioners Brown, Clifford, Evans, Campbell,  
Leon, Gordon and Chair Langille  
Absent: None

**SALUTE TO FLAG:** Led by Commissioner Evans

**STAFF PRESENT:** Planning Director George White  
Assoc. Planner Lee Diaz  
Assoc. Engineer Ray Donguines

**APPROVAL OF ORDER OF AGENDA** Commissioner Clifford moved approval of the Order of Agenda; Commissioner Evans seconded the motion.

The motion carried 7-0.

Ayes: Commissioners Brown, Clifford, Evans, Campbell,  
Leon, Gordon and Chair Langille  
Noes: None

**APPROVAL OF MINUTES: DECEMBER 17, 2012** Commissioner Clifford moved approval of the minutes of December 17, 2012; Commissioner Leon seconded the motion.

The motion carried 7-0.

Ayes: Commissioners Brown, Clifford, Evans, Campbell,  
Leon, Gordon and Chair Langille  
Noes: None

**DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF FEBRUARY 11, 2013:**

None

**CONSENT ITEMS:**

None

**PUBLIC HEARINGS:**

None

**CONSIDERATION:**

**ADOPTION OF RESOLUTION Certifying that Vacation of Portions of Beach Boulevard right-of-way conforms to the General Plan. Recommended CEQA status: Exempt.**

Assoc. Planner Diaz presented the staff report.

Commissioner Leon acknowledged that it was a consideration item, but he asked if a notice was given to any of the adjacent property owners.

Assoc. Planner Diaz stated that no notice was given.

Planning Director White clarified that no notice was required.

Commissioner Leon stated that he had brought this up because, in 2012, they approved a project on Birch Lane and they granted a variance on part of the project because of the landscaping. He stated that it was directly adjacent to the area being vacated. He wanted to point out that they had a recent approval involving a setback and, at this point, they have no idea of what is planned for the area if it is vacated. He then referred to a letter from the Coastal Commission to the City of Pacifica regarding the environmental impact report for this project with several issues in it. He asked for clarification as to whether the local use plan was incorporated into the general plan.

Planning Director White responded affirmatively, adding that it was called the local coastal plan.

Commissioner Leon acknowledged that they have no ability to approve or deny but only rule on conformity, however, he stated that the Coastal Commission's letter was very clear about the City making amendments to the general plan, rezoning and making changes to the local coastal plan. He asked if the Planning Commission will be involved in those areas at some point.

Planning Director White responded affirmatively, stating that it was the next step in the process.

Commissioner Leon stated that he didn't want to belabor it, but he thought it would be helpful at that time if they give the Planning Commission all seven pages of the Coastal Commission letter to make a decision, adding that he thought it would probably be the case. He also mentioned that the current sanitary sewer line runs underneath the right-of-way, and he thought, until that line is moved, they will always have to have some access to the line. He asked if they could tell him how that will work.

Assoc. Engr. Donguines stated that, with the vacation, there will be an easement reserved for the existing force main running through the parking lot but, in the future, that force main will be relocated by the City onto the travel way so it will not be in the area the City is vacating on Beach Boulevard.

Commissioner Leon observed that it came out through this location because the City had the sewer plant here, and it joined the line on the road.

Assoc. Engr. Donguines responded affirmatively, adding that it comes out of the building, runs to Montecito then crosses the parking lot and then eventually joins Beach in the south parking area.

Commissioner Brown thought there were 45 parking spots impacted. He stated that they were quite popular for people to use. He was a big fan of the Beach Boulevard proposal, but he couldn't remember if there was roughly that amount of publicly accessible parking spots contemplated in the design. He was worried about taking away from a heavily used parking lot.

Planning Director White understood his question, adding that they were somewhat limited in how much they can discuss Beach Boulevard because it was not on the agenda, but the short answer was that it was contemplated as part of the Beach Boulevard project.

There were no public comments.

Commissioner Leon stated that he was trying to be clear that we are putting the cart before the horse. He then read from the Coastal Commission letter regarding needed amendments to the city land use plan and implementation plan. He stated that, on reading that, he felt they were not yet in conformance and needed to do those steps in order to be in conformance. He questioned whether he was over reaching the right-of-way as to whether the right-of-way was part of the project or are they just separating it.

Planning Director White reiterated that they have to be very careful about how far they go on about discussing the Beach Boulevard project which was not on the agenda, including the comment in the Coastal Commission letter. He appreciated the comments and where he was going with it, but he felt the way to look at it at this time was that it was merely moving a line on the existing condition, nothing more or less. He explained that the conformance issue relates to the existing general plan designation which was the same on both the right-of-way and on this property and, in staff's view, there was no conformity issue.

Commissioner Leon commented that the way he read it created a question and he just wanted to clarify it. He assumed that they were strictly in conformance regarding strictly the right-of-way issue.

Planning Director White responded affirmatively.

Commissioner Clifford thought he had heard his answer, but he wanted to confirm that. He assumed that recommending this change would not change conditions out there. The parking spaces will remain until a project is actually put into place and they were not taking anyone's parking away or giving anything away because the property still remains with the City. They are merely changing the right-of-way which will become part of the property instead of being a separate entity.

Planning Director White responded affirmatively.

Commissioner Evans quoted from the text that stated that the Commission had no authority regarding approval or denial of the proposed vacation, but merely limited to general plan conformity. He felt, with that statement, they were at that point.

Chair Langille asked if anyone had any other comments about the General Plan conformity.

Commissioner Clifford didn't have any questions and agreed that it conforms.

Commissioner Clifford moved that the Planning Commission **ADOPT** the resolution next in order entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA CERTIFYING THAT THE PROPOSED GENERAL VACATION OF PORTIONS OF BEACH BOULEVARD RIGHT OF WAY CONFORMS TO THE GENERAL PLAN;" Commissioner Leon seconded the motion.

The motion carried 7-0.

Ayes: Commissioners Brown, Clifford, Evans, Campbell,  
Leon, Gordon and Chair Langille  
Noes: None

**COMMISSION COMMUNICATIONS:**

Commissioner Clifford reminded the public that the City Council and the Financial Services task force was having a joint meeting in the Council chambers the following Thursday. He encouraged everyone to attend as it was important to everyone because it was about the financial future of Pacifica and they would like everyone's input.

Planning Director White added that it was on Thursday at 6:00 p.m.

Commissioner Leon mentioned that his term on the Commission was up this year and he asked about the scheduling of the interview process.

Planning Director White stated that there were five of them reaching the end of their terms and there was a study session scheduled which included an item to discuss dealing with vacancies and staggering terms. They didn't have the discussion but they were planning to reschedule it in February. He stated that, when he hears what the date is, he will let them know as soon as possible since March is coming up and there was a noticing period, etc., that have to be done before appointments can be made. At this point, he didn't know the timing.

Commissioner Leon stated that when he came on, he thought there were only two who were interviewed. He asked how the rotation was working at this time.

Planning Director White asked if he was asking whose appointments were up.

Commissioner Leon responded affirmatively.

Planning Director White stated that it was easier to say who is not up, and he thought one was Commissioner Langille.

Commissioner Clifford stated that he was the other one who was not up.

Planning Director White stated that he didn't know how they were going to deal with that number of vacancies or appointments at one time as it was yet to be decided.

Commissioner Leon stated that he didn't remember that many of them interviewing at once.

**STAFF COMMUNICATIONS:**

None

**ORAL COMMUNICATIONS:**

Ron Maykel, Pacifica, congratulated the new chair, adding that he knew most of them, having been on the Planning Commission. He was lamenting on the highway widening and the fact that the Caltrans was on the draft environmental impact phase and he was concerned that it has not been put before the Commission.

Roger Medler, Pacifica, stated that he wished that they can get the problem solved with Seaview Tire & Brake.

Chair Langille stated again that the Planning Commission was informed that they had no jurisdiction over those issues but they did appreciate members of the public commenting.

**ADJOURNMENT:**

There being no further business for discussion, Commissioner Leon moved to adjourn the meeting at 7:22 p.m.; Commissioner Clifford seconded the motion.

The motion carried **7-0**.

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| Ayes: | Commissioners Brown, Clifford, Evans, Campbell,<br>Leon, Gordon and Chair Langille |
| Noes: | None   |

Respectfully submitted,

Barbara Medina  
Public Meeting Stenographer

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APPROVED:

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Planning Director White