

# AGENDA



## Planning Commission – City of Pacifica

**DATE:** May 6, 2013  
**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 4, 2013  
Designation of Liaison to City Council Meeting of:

**CONSENT ITEMS:**

None.

**PUBLIC HEARINGS:**

None.

**CONSIDERATION ITEMS:**

- PV-496-08** EXTENSION OF PERMIT to exceed the Hillside Preservation District lot coverage limitation, for the construction of a bed and breakfast inn, at 130 Dardenelle, Pacifica (APN 018-113-060). Proposed Action: Grant extension request.
- Adoption of Resolution** Certifying that the 2013-2018 Capital Improvement Program is Consistent with the General Plan. Proposed Action: Approve Resolution.

**COMMISSION ITEMS:**

None.

**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

### MEMORANDUM

**DATE:** May 6, 2013

**TO:** Planning Commission

**FROM:** Christina Horrisberger, Assistant Planner

**SUBJECT:** **Agenda Item No. 1:** Extension of Variance, PV-496-08, to exceed the Hillside Preservation District lot coverage limitation at 130 Dardenelle, Pacifica (APN 018-113-060).

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On December 15, 2008, the Planning Commission approved a Variance to exceed the Hillside Preservation District lot coverage limitation, for the construction of a bed and breakfast inn, at 130 Dardenelle. The permit became effective on December 26, 2008 following the expiration of the required City appeal period. Details of the project are contained in the attached staff report and Planning Commission meeting minutes dated December 15, 2008.

The applicant has requested and received three extensions to date. This is the applicant's fourth extension request. All of the extensions were requested due to the poor condition of the housing economy. The most recent request is attached for the Commission's review.

The applicant has requested a 2- year extension. Pacifica Municipal Code section 9-4.3407 allows the Commission to grant a one year extension.

Extension requests are not unusual and are generally granted unless there have been significant changes in conditions or circumstances affecting the project or surrounding area. There have not been significant changes affecting the provisions for variances, to the project or to the surrounding area since the project was approved. Therefore, staff recommends that the Commission grant a 1-year extension.

#### **COMMISSION ACTION**

Move that the Planning Commission **EXTEND** Variance, PV-496-08, to exceed the Hillside Preservation District lot coverage limitation at 130 Dardenelle for one year, to May 6, 2014.

#### Attachments:

- a. December 15, 2008 Planning Commission Staff Report and Meeting Minutes
- b. Grant letter with Conditions of Approval
- c. Applicant's request for an extension

# CITY OF PACIFICA

## MEMORANDUM

**DATE:** May 6, 2013  
**TO:** Planning Commission  
**FROM:** Lee Diaz, Associate Planner  
**SUBJECT:** **Agenda Item No. 2:** Adoption of Resolution Certifying that the 2013-2018 Capital Improvement Program is Consistent with the General Plan

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Government Code Section 65103(c) requires that the Planning Commission review the City's Capital Improvement Program (CIP) and certify that it is consistent with the City's adopted General Plan. Last year the Commission adopted a resolution regarding the 2012-2017 CIP. Attached hereto is a copy of the City's 2013-2018 CIP.

The Planning Commission's role is limited to certifying the consistency of the CIP with the General Plan, not to approve or disapprove of any particular project within the CIP.

Most of the projects listed in the CIP are carried over from last year. However, there are six (6) new projects. Their titles are listed below. As usual, project implementation will depend upon funding, prioritization, and other factors.

Project Title	Page #
Fire Station 71 & 72 Replacement	22-23
Pacifica State Beach Parking	22-25
Relocation of Mainline at Sharp Park PS	34-5
Relocation of Sharp Park Forcemain	34-7
Lateral Grant Assistance	34-21
Forcemain Condition Assessment	34-23

Staff has reviewed these new projects against the General Plan policies and finds that they, along with the projects carried over from last year's CIP, are consistent with the City's General Plan. Each Planning Commissioner has a copy of the complete General Plan, but staff has attached a copy of the "Goals, policies and Action Programs" section of the General Plan for Commission convenience.

### COMMISSION ACTION

Move that the Planning Commission **ADOPT** the attached resolution entitled, "A Resolution of the Planning Commission of the City of Pacifica Certifying that the Proposed 2013-2018 Capital Improvement Program is Consistent with the General Plan".

**Attachments:**

1. Commission Resolution
2. “Goals, Policies and Action Programs” from the General Plan
3. Draft 2013-2018 Capital Improvement Plan