

**MINUTES**

**\*\*APPROVAL HAS BEEN TABLED DUE TO LACK OF QUORUM\*\***

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

May 6, 2013

7:00 p.m.

Chair Langille called the meeting to order at 7:02 p.m.

**ROLL CALL:** Present: Commissioners Brown, Clifford, Evans, Campbell and Chair Langille  
Absent: Commissioners Gordon and Leon

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

**STAFF PRESENT:** Planning Director White  
Assoc. Planner Diaz  
Asst. Planner Horrisberger  
Assoc. Engineer Ray Donguines  
Assoc. Civil Engineer Maria Aguilar

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

The motion carried **5-0**.

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

**APPROVAL OF MINUTES: MARCH 4, 2013** Commissioner Clifford moved approval of the minutes of March 4, 2013; Commissioner Evans seconded the motion.

The motion carried **4-0-1**.

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

**DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF May 13, 2013:**

Planning Director White stated that there were no Commission items on the agenda but, on May 13, the Council will be taking up the continued discussions and actions relative to the committees and commissions, as well as laying out the groundwork for the reappointment process.

**CONSENT ITEMS:**

None.

**PUBLIC HEARINGS:**

None.

**CONSIDERATION:**

1. **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).**

Asst. Planner Horrisberger presented the staff report.

Commissioner Clifford asked if the applicant was present.

Asst. Planner Horrisberger stated that he was not present.

There were no public comments.

Commissioner Clifford moved 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; Commissioner Brown seconded the motion.

The motion carried **5-0**.

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

Chair Langille declared that anyone aggrieved by the action of the Planning Commission has ten (10) calendar days to appeal the decision in writing to the City Council.

**2. ADOPTION OF RESOLUTION Certifying that the 2013-2018  
Capital Improvement Program is Consistent with the General Plan.**

Assoc. Planner Diaz presented the staff report. He stated that Ray Donguines from Engineering and Maria Aguilar of Wastewater Treatment Plant were present to answer any questions.

Commissioner Clifford stated that he was having trouble making sense of the numbers on page 34-2. He referred to \$55,000 budgeted for planning and design and mentioned specifics on the project progress column and the total spent but he didn't understand why the \$55,000 was not applicable.

Assoc. Civil Engineer Aguilar stated that the \$55,000 was a typo, explaining that the planning and design was being done in house and most of the cost of the collection systems project was based on different projects.

Commissioner Clifford understood and asked if it would be corrected before it gets to the City Council.

Assoc. Civil Engineer Aguilar responded affirmatively.

Commissioner Clifford then referred to page 34-10, and the figures on planning and design. He didn't think there was a full accounting although there was more money spent than was allotted for planning and design.

Assoc. Civil Engineer Aguilar explained that planning and design was in progress and the \$269,000 was the purchase of the generators and there was no planning and design involved in that. They were in the process of the planning and design for the installation of the generator and the modification of the Linda Mar pump station.

Commissioner Clifford assumed there was no column for parts purchased.

Assoc. Civil Engineer Aguilar confirmed that, adding that she would also include that.

Commissioner Clifford stated that it made it easier to understand if everything was accounted for. He stated that, to him, it looked like one-third of the money was spent, 30% was accounted for in the design aspects but the design aspects are more than that.

Assoc. Civil Engineer Aguilar assured him it would get corrected.

Commissioner Clifford stated that he wanted to make sure the City Council was receiving correct information. He understood that the Commission was certifying it as being consistent with the General Plan but he wanted to be sure that the Council gets accurate data.

Commissioner Brown referred to the Pacifica State Beach parking, and he mentioned that one of the costs was presented but there was also a revenue part, and he asked if that will be presented in the same package or are the figures only to be costs. He thought having the revenue information presented might affect how it was prioritized by the City Council.

Assoc. Engineer Donguines stated that the revenue would be coming from the purchase of annual parking permits and citations but now it was listed only as general improvement funds but that was where the revenues will come.

Commissioner Brown assumed they will be presented in a separate communication.

Assoc. Engineer Donguines stated that, when they update the CIP, they will include the revenue items.

Commissioner Brown thought it would be useful to create the whole picture that this was not just a cost only but had revenue associated to it. He then referred to the relocation of the main line at Sharp Park and the relocation of the Sharp Park force main 345 and 347, and asked clarification that they were essentially part of the Beach Boulevard redevelopment plan.

Assoc. Civil Engineer Aguilar stated that the relocation of the main line at Sharp Park was, but the improvement of the force main was part of the cease and desist order from the Regional Board. Since they are required to clean their force mains, they planned to put another line alongside the existing line which was cheaper. She stated that would be done before the Beach Boulevard project starts.

Commissioner Brown thought the force main condition assessment was a separate piece.

Assoc. Civil Engineer Aguilar stated that the force main assessment was part of that but they were required to upgrade some of the force mains and the one on Sharp Park was not adequate at this time and they were "killing two birds with one stone" by installing a new force main alongside the existing one and at the same time be able to inspect the force main.

Commissioner Clifford referred to the Pacifica State Beach parking, and assumed initially the money was coming out of the General Fund since everything has to be in place before they can start charging for the parking. He asked for confirmation of this.

Assoc. Engineer Donguines responded affirmatively.

Chair Langille referred to the Pacifica State Beach parking, and stated that she was not aware that parking machines would apply to the Crespi Parking lot and she asked if that was a park and ride.

Assoc. Engineer Donguines stated that it was a park and ride but SamTrans gave it up and the city was leasing it from CalTrans.

Chair Langille asked confirmation that it was not a designated bus terminal.

Assoc. Engineer Donguines stated that it was not.

Chair Langille referred to page 34-21 and the lateral grant assistance, asking for a layman's description of what that meant.

Assoc. Civil Engineer Aguilar explained that it was a program they would like to continue, especially in the lower Linda Mar area. She stated that the city would fund about \$50,000 for residents to replace their laterals and would be reimbursed by \$500 to \$1000.

Chair Langille asked if it would be a program where the City would inform residents that this benefit was available and they would have to go through an application process.

Assoc. Civil Engineer Aguilar responded affirmatively, adding that it would also be posted on line. The collection manager would be the one handling the program.

Chair Langille asked if it would be outside of the point of sale program for people wanting to affirmatively make changes.

Assoc. Civil Engineer Aguilar stated that it could be coincidental. If they want to voluntarily replace a lateral at the same time because they have to do it at point of sale.

Commissioner Evans asked confirmation that we already had that program going.

Assoc. Civil Engineer Aguilar stated that we do have the voluntary program but it was already spent. They were now trying to fulfill the requirements from the CDL which was a mandatory program, mostly in the lower Linda Mar area. They felt they should continue the voluntary program annually.

Commissioner Clifford asked whether, as the money was spent, it would fall under construction because they were paying for construction that is completed.

Assoc. Civil Engineer Aguilar responded affirmatively.

There were no public comments.

Commissioner Brown moved 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" with the corrections; Commissioner Clifford seconded the motion.

The motion carried **5-0**.

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

Chair Langille declared that anyone aggrieved by the action of the Planning Commission has ten (10) calendar days to appeal the decision in writing to the City Council.

**COMMISSION COMMUNICATIONS:**

Commissioner Clifford reminded his fellow commissioners that applications for the Planning Commission were due on May 15, adding that he submitted his today. He then expressed his sympathy and condolences to Commissioner Leon for the loss of his father.

**STAFF COMMUNICATIONS:**

None.

**ORAL COMMUNICATIONS:**

Mike O'Connell, 275 Juanita Avenue, was making a request of the Planning Commission regarding an engineering condition of approval which shows up on most of their projects, specifically that an applicant was required to overlay the existing asphalt pavement to the center line of the street along their property frontage. He explained that he has been involved in projects where they had to overlay a street that was overlaid two years prior. He knows of some people who do not have utility trenches in the street yet are being required to overlay the street as part of the condition. He asked that, if the condition is made in future projects, that it be accompanied by findings from the engineering department explaining why the overlay was necessary, such as the street was not in good condition, etc. He reiterated that he would like to see this come up on future projects.

Commissioner Campbell thought it was an interesting issue and he wondered if it would be worth agendaizing at a future meeting.

Planning Director White stated that, as the speaker mentioned, it was an engineering condition which relates to standards employed by engineering. He thought they could agendaize it as a separate item and invite engineering to have that discussion prior to that condition being applied in the future. He was willing to do both, and he asked for direction.

Commissioner Campbell asked if there was a suggestion as to which generates the lowest cost.

Planning Director White thought, before agendaizing something, they should allow the internal conversation. He clarified that he was not speaking on behalf of Public Works or Engineering, but he thought some flexibility could be written into the standard condition they apply to allow for a number of different circumstances as pointed out that might solve the problem. He reiterated that he could not say whether Public Works or Engineering were receptive to that type of language. He thought they could acknowledge that this was an issue they would like to discuss in the future, and he could have an internal conversation and report back to the Commission if there is progress in redrafting those conditions.

Chair Langille thought it would be helpful to hear back.

**ADJOURNMENT:**

There being no further business for discussion, Commissioner Clifford moved to adjourn the meeting at 7:26 p.m.; Commissioner Evans seconded the motion.

The motion carried **5-0**.

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

Respectfully submitted,

Barbara Medina  
Public Meeting Stenographer

DRAFT