

MINUTES

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

December 16, 2013

7:00 p.m.

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

ROLL CALL: Present: Commissioners Brown, Cooper, Campbell,
Nibbelin, Vaterlaus and Chair Evans
Absent: Commissioner Gordon

SALUTE TO FLAG: Led by Commissioner Brown

STAFF PRESENT: Assoc. Planner Diaz
Assist. Planner Farbstein

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

The motion carried **6-0**.

Ayes: Commissioners Brown, Cooper, Campbell, Nibbelin,
Vaterlaus and Chair Evans

Noes: None

**APPROVAL OF
MINUTES:
DECEMBER 2, 2013** Commissioner Vaterlaus moved approval of the
minutes of December 2, 2013; Commissioner Campbell
seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Brown, Cooper, , Campbell, Nibbelin,
Vaterlaus and Chair Evans

Noes: None

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF December 23, 2013:

None.

CONSENT ITEMS:

None.

PUBLIC HEARINGS:

CDP-340-13 **COASTAL DEVELOPMENT PERMIT, CDP-340-13, filed by the applicant and owner, Brian Brinkman of Consult Design Build, to construct a one-story, single-family dwelling of 1,700 sq. feet with attached garage of 400 sq. feet at 280 San Pedro Avenue (APN-023-018-170). Recommended CEQA status: Exempt.**

Assist. Planner Farbstein presented the staff report.

Brian Brinkman, applicant, explained that this was a simple project and they wanted to design something that would fit into the neighborhood, easy and quick to build, preserve views by surrounding homes if possible and provide a project that enhances the neighborhood. He stated that they would like to provide the opportunity for a present renter to upgrade to Pedro Point. He felt that most homes were 2-3 stories and cost over \$1 million whereas this home would provide something affordable for more people. He felt the project incorporated those ideas and met the city's guidelines. They looked forward to the Commission's input.

Commissioner Cooper referred to the layout, and asked if they were preserving the drainage coming down the slope by an underdrain.

Mr. Brinkman stated that it would be designed during the building permit stage, adding that he has talked to the Engineering Department about that and was one of the conditions of approval.

Commissioner Cooper referred to the height limits in the area, and was glad they came up with this design, especially not blocking views of neighbors.

Chair Evans referred to the pervious paving in the side yard, and pointed out that it said concrete for the patio. He asked why they didn't have the same for the patio area as the side yard.

Mr. Brinkman stated that it was something to consider.

Chair Evans stated that he wondered if there was a specific reason, adding that they usually tried to get as much of the ground water.

Mr. Brinkman stated that he planned to capture and keep most of the water on site.

Chair Evans opened the Public Hearing and, seeing no one, closed the Public Hearing.

Commissioner Vaterlaus referred to the condition about existing curb, sidewalk and other streets. She thought there were no curbs, gutters or sidewalks in this particular area and asked if that still applied.

Assist. Planner Farbstein explained that the condition came from Engineering but the Commission could modify the condition. She added that she would rather defer to Engineering's recommendations.

Assoc. Planner Diaz stated that it was a standard measure of approval used with all developments. In case there was a sidewalk damaged, they would take care of it.

Commissioner Vaterlaus asked for confirmation that it was based on damage and not adding anything.

Assist. Planner responded affirmatively.

Commissioner Cooper moved that the Planning Commission find that the project is exempt from CEQA; **APPROVE** Coastal Development Permit, CDP-340-13 by **ADOPTING** the attached resolution for the proposed single-family dwelling at 280 San Pedro Avenue, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference; Commissioner Brown seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Brown, Cooper, Campbell,
Nibbelin, Vaterlaus and Chair Evans
Noes: None

Chair Evans 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 Cooper asked about the procedure about revising the dollar amount for parking variances. He wondered if it was done by the Commission or the Council.

Assoc. Planner Diaz asked for confirmation that he was talking about the parking in lieu fee.

Commissioner Cooper responded affirmatively.

Assoc. Planner Diaz stated that the Council would have to look at that and see if they want to change that.

Commissioner Cooper asked how it would be brought about.

Assoc. Planner Diaz thought the Commission could bring it up for Council consideration.

Commissioner Cooper asked for confirmation that it could originate as a recommendation from the Commission.

Assoc. Planner Diaz responded affirmatively.

Commissioner Cooper suggested that they get a list of recommendations for City Council regarding some of these legislative items and rules as there were a few things he wanted to reconsider.

Chair Evans asked staff if the process would include a letter from the Commission.

Assoc. Planner Diaz thought it might be in the form of a resolution recommending that the Council do something about the fees, adding that he didn't know what they might have in mind.

Commissioner Nibbelin asked if it would be possible to schedule a study session on the matter.

Assoc. Planner Diaz thought that would be a good approach.

Chair Evans then stated that he had talked to the Planning Director about the election of new officers, and he asked if they could add it to the agenda for the next meeting.

Assoc. Planner Diaz thought they could. He mentioned that normally the election was done at the beginning of the year but this past year it was done in June. He thought they could wait until June 2014 or sooner if it was the desire of the Commission.

Chair Evans stated that the Director and he had talked about it because they had started at the same time but for different periods of time, and he thought it would not make a difference but, by doing elections at the first of the year, they would have a continuation. He thought it would be best to have elections in December or January.

Assoc. Planner Diaz asked confirmation that he wanted to do it at the next meeting.

Chair Evans stated that it would be good for the next meeting.

STAFF COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

Chair Evans wished everyone Happy Holidays and Happy New Year.

ADJOURNMENT:

There being no further business for discussion, Commissioner Nibbelin moved to adjourn the meeting at 7:15 p.m.; Commissioner Vaterlaus seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Brown, Cooper, Campbell, Nibbelin,
Vaterlaus and Chair Evans
Noes: None

Respectfully submitted,

Barbara Medina
Public Meeting Stenographer

APPROVED:

Planning Director White