

**MINUTES**

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

May 5, 2014

7:00 p.m.

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

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

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

**STAFF PRESENT:** Planning Director White  
Assoc. Planner Diaz  
Asst. Civil Engineer Donguines  
PB&R Director Perez

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

The motion carried 6-0.

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

**APPROVAL OF MINUTES:  
APRIL 7, 2014** Continued due to lack of a quorum.

**DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF MAY 12, 2014:**

None.

**CONSENT ITEMS:**

None.

**PUBLIC HEARINGS:**

None.

**CONSIDERATION:**

**ADOPTION OF RESOLUTION Certifying that the 2014-2019  
Capital Improvement Program is Consistent with the General  
Plan.**

Assoc. Planner Diaz presented the staff report.

Commissioner Vaterlaus referred to mention that the snowy plover fence was going to be there seasonally and will have to be removed and stored and replaced.

Asst. Civil Engr. Donguines stated that the snowy plover has a nesting season and it will only be there during that season and stored at Public Works when removed.

Commissioner Vaterlaus asked if they have room to store a big fence.

Asst. Civil Engr. Donguines stated that some of the material has already been delivered, donated by an environmental group, and they were currently storing it.

Commissioner Vaterlaus asked what type of fencing they were going to put up.

Asst. Civil Engr. Donguines stated that the removal fencing will be a metal stake, sticking out four feet high and will have a single eye that will have a stainless steel or metal coated wire. The post will have signs for the Municipal Code stating "do not disturb" or "do not go beyond this point."

Commissioner Cooper asked if there was a set priority for the projects, such as a listing of what projects take priority over another project or was that a City Council decision.

Asst. Civil Engr. Donguines stated that he was correct, explaining that they try to find funding. As soon as there is funding with a grant that suits that particular project, the project goes forward.

Commissioner Cooper assumed that, when he looks at the current project of the plover, it was funded by quite a few different grants and not a lot of city money and that was one of the reasons that it was brought to a quick fruition.

Asst. Civil Engr. Donguines responded affirmatively, adding that Mike Perez from PB&R was the project manager and could probably answer those questions.

PB&R Dir. Perez stated that Commissioner Cooper was correct. They didn't have all the funding identified for the snowy plover project now. The local Audubon Society received a grant from the larger Audubon Society which was facilitated by the Pacifica Shore Bird Alliance group and was for part of the symbolic fencing. The cable described by Asst. Civil Engr. Donguines was donated. The other part of the project was a more permanent fence that is along the multipurpose trail and recycled plastic posts with cable along that. The other pieces of the program include signage. They will also be incorporating children's artwork.

Commissioner Cooper asked if the erection of the fence every year was funded by the Audubon Society or simply that Pacifica has to pick up the cost every year.

PB&R Dir. Perez stated that they have a maintenance piece built into the project, but putting the fence up and down will be done by the Shore Bird Alliance and volunteers who will be doing most of the work, although city staff will be there. He understood that it takes about a maximum of two hours to put up and take down, which they will do two times a year. It will go up in mid-August and come down mid-April.

Commissioner Cooper asked if we have room to store that fence.

PB&R Dir. Perez stated that the posts described were about six feet and they are like rebar. It might be about 1200 linear feet of post and cable and it won't take up that much room.

Commissioner Cooper asked if there was a summary given for the overall expenditure for these programs. He thought the manual was consistent with what they were trying to do. He finds it unfortunate for the city and residents that most of the projects do not have any funding for the budget. He mentioned some of the projects, such as sidewalks at the community center, etc., which he thought seemed to be priority projects for our city. He urged everyone to look at the plan and put their dollars where they need to go. He thought it was sad that there weren't any budgets being funded for these programs.

Commissioner Evans asked for clarification that the items carried over were already approved and certified last year.

Assoc. Planner Diaz responded affirmatively.

Commissioner Evans assumed that they were just looking at the three new ones to be added to this year's CIP.

Assoc. Planner Diaz responded affirmatively.

Commissioner Nibbelin assumed, as a followup to that question, that there was nothing to stop the city from revisiting other projects if they chose to look at whether they were in conformity with the General Plan.

Planning Director White stated that, from a technical sense, the CIP was readopted every year. As Commissioner Evans mentioned, the vast majority of the projects were already adopted in previous years and this Commission has already made the finding that they were consistent with the General Plan at that time.

Commissioner Nibbelin asked whether, in years past, there had been any particular concerns raised by Planning Commissions with respect to any of the projects in the Capital Improvement Program with respect to General Plan conformity.

Assoc. Planner Diaz stated not to staff's knowledge.

Commissioner Cooper moved that the Planning Commission certify that the City of Pacifica 2014-2019 Capital Improvement Program is Consistent with the General Plan; Commissioner Evans seconded the motion.

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Planning Director White stated that, before voting, he wanted to point out that there were a couple of members from the public present and he was not sure if they wanted to speak on this item or not, but the Planning Commission has extended that courtesy to people who do come to the meeting.

Vice Chair Gordon acknowledged that point. He then opened public comments and, seeing no one responding, closed public comments.

The motion carried **6-0**.

Ayes: Commissioners Evans, Cooper, Campbell, Nibbelin,  
Vaterlaus and Vice Chair Gordon

Noes: None

**COMMISSION COMMUNICATIONS:**

Commissioner Evans thanked the City for the opportunity to attend the League of Cities Planning Commissioners Academy March 26 through March 28 in Burlingame. He felt it was a very good opportunity to hear all the new items that come up and a good way to meet fellow commissioners throughout the state. He met very interesting people and discussed similar issues in the various cities. He hoped they are able to continue with this.

Commissioner Campbell thanked the City for helping put on an excellent Earth Day celebration, along with the Pacifica Beach Coalition. He thought it was well done and the snowy plover exhibits were excellent.

Commissioner Cooper thanked Pacifica. He stated that they held their 14<sup>th</sup> annual soccer tournament, using seven fields in Pacifica which were maintained by city staff and the schools. He stated that they had a great turnout with hundreds of families and he felt the city did a wonderful job of supporting them.

**STAFF COMMUNICATIONS:**

None.

**ORAL COMMUNICATIONS:**

Tor Neilands, Pedro Point, stated that he and his wife were present to raise the concern they have about the preservation of the headlands and surrounding areas located at the top of Grand Avenue. He stated that they own property that adjoins the headlands. He stated that there was a very steep vacant lot next door to their property which attracts both foot and vehicular traffic up their narrow street to access the headlands illegally through their own property and the vacant lot next door. He explained the problem and what they have tried in order to remedy it but to no avail. They decided to let the Commission know about the problem and hopefully work with them to solve it, especially to ensure that the sensitive habitat is not affected by this illegal access. He then mentioned that the vacant lot has been on sale for some time and he had been approached by the contractor, explaining the proposal he had been given. He had questions regarding the delicate habitat and how the project would affect the geology and ecology of the area and he posed a few questions regarding what was allowed and was not allowed.

**ADJOURNMENT:**

There being no further business for discussion, Commissioner Nibbelin moved to adjourn the meeting at 7:02 p.m.; Commissioner Vaterlaus seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Evans, Cooper, Campbell, Nibbelin,  
Vaterlaus and Vice Chair Gordon

Noes: None

Respectfully submitted,

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Barbara Medina  
Public Meeting Stenographer

APPROVED:

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Planning Director White