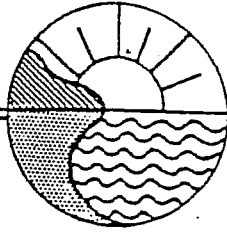


AGENDA

Planning Commission – City of Pacifica



DATE: Monday, October 6, 2008

LOCATION: Council Chambers
2212 Beach Boulevard

TIME: 6:00 p.m.

PLANNING COMMISSION STUDY SESSION

AGENDA

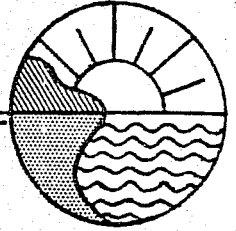
- 1. Proposed 3 Condominium Unit Addition to Existing Commercial Building at 100 Santa Rosa Avenue (APN 016-192-300)**

The purpose of a study session is to offer an opportunity for informal discussion with the Planning Commission. Any statements made by a Commissioner or staff member at a study session are informal only and are not to be considered commitments or guarantees of any kind.

The City of Pacifica will provide special assistance for disabled citizens upon at least 24-hour advance notice to the City Manager's office (738-7300). 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.

STAFF REPORT

PLANNING COMMISSION-CITY OF PACIFICA



DATE: October 6, 2008
LOCATION: Council Chambers, 2212 Beach Boulevard, Pacifica
TIME: 6:00 p.m.
ITEM#: 1

STUDY SESSION

APPLICANT: Mark Macy
Macy Architecture
55 Sumner Street
San Francisco, CA 94103

OWNER: Bill Johnston and Jim McAuliffe
100 Santa Rosa Avenues
Pacifica, CA 94044

LOCATION: 100 Santa Rosa Avenue, Southeast Corner of Palmetto Avenue
APN 016-192-300

PROJECT

DESCRIPTION: Construction of three two bedroom condominium units above an existing commercial space to create a mixed use development.

General Plan: Commercial
Zoning: R-1/CZ

CEQA STATUS: Exempt Section 15332

REQUIRED APPROVALS: Planning Commission approval of Coastal Development Permit, Use Permit, Site Development Permit, Parking Exception and Subdivision Map. Other permits may be necessary depending upon project details.

ADDITIONAL REQUIRED APPROVALS: If appealed, City Council.

RECOMMENDED ACTION: None

Prepared by: Kathryn Farbstein, Assistant Planner

DISCUSSION

- 1. Background:** This project was presented by the applicant to the West Sharp Park Advisory Committee on August 21, 2008 and the Committee did not reach a consensus regarding the proposal.
- 2. Project Summary:** The applicant is proposing to place three condominium units on the upper floor of a portion of the existing commercial building along the southern property line. In addition, a tower element would be placed in the northwestern portion of the subject site with a walkway to the proposed dwellings, which would function as a private entrance to the residential units. No additional parking is proposed although six parking spaces are required. Of the required parking spaces, half should be covered. The proposed height of 37 feet 8 inches exceeds the height limit of 35 feet by approximately 3 feet. However, the applicant will be requesting approval of a Site Development Permit to exceed the height limit in order to have the parapet around the roof deck. In addition, the width of a driveway access along Santa Rosa Avenue will be reduced to allow more street parking and the commercial structures exteriors will be upgraded.
- 3. Existing Conditions:** Currently, the commercial structure consists of two stories along the eastern property line and one story along the southern property line. The ground floor commercial uses include a glass shop, a knick knock shop, and an antique store. The upper floor consists of office spaces for a vitamin company. The ground floor space along the eastern property line contains three garage spaces. Two uncovered parking spaces exist in front of the commercial spaces.
- 4. General Plan, Zoning, and Surrounding Land Use:** The General Plan designation is Commercial and the Zoning designation is C-1 (Neighborhood Commercial)/CZ (Coastal Zone) for the subject site and the properties to the north, south and west. The property to the east has a General Plan designation of Low Density Residential and a Zoning designation of Single-Family Residential. The properties to the north and west have commercial uses while the lot to the south remains vacant.
- 5. CEQA Status:** It is likely that the proposal will be exempt from environmental review. However, that determination will be made if and when a formal application is submitted.
- 6 Design:** The applicant has provided extensive plans that show the proposed design. The three condominium units will not extend across the entire commercial structure along the southern property line. Setbacks for the proposed dwellings are approximately 6 feet minimum along the west (Palmetto Avenue) side and more than 10 feet along the east. In addition to the new residential uses proposed on the upper two floors, the applicant is proposing to upgrade the existing commercial structure. The design will integrate the existing commercial building with the proposed dwelling units.

7. **Parking:** The applicant is proposing to upgrade the existing parking by providing a handicapped space and removing a driveway to provide additional street parking. No new parking spaces will be provided on site.

8. **Conclusion:** The applicant and staff seek comments and concerns from the Planning Commission regarding the proposal to construct three condominium units above the existing commercial space.

Specifically, staff requests that the Commission comment on the following:

1. Would the Commission support approval of a Parking Exception for the 6 parking spaces?
2. Would the Commission support approval of a Site Development Permit to exceed the height limit by 2 feet 8 inches for the parapet walls around the roof deck?
3. Would the Commission support the overall design of the project?
4. Are there any other areas of concern the Commission would like to address?

Attachments:

- a. Land Use and Zoning Exhibit
- b. Project Information and 11 by 17" Plans (Planning Commission only)