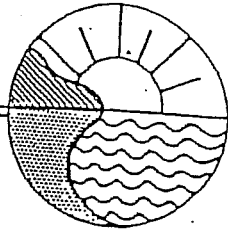


# AGENDA

Planning Commission – City of Pacifica



**DATE:** March 16, 2009  
**LOCATION:** Council Chambers  
2212 Beach Boulevard  
**TIME:** 6:00 p.m.

## PLANNING COMMISSION STUDY SESSION

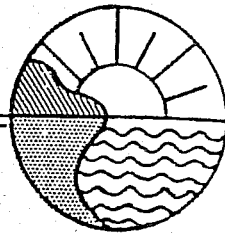
### AGENDA

- 1. Construction of a new three story single family residence and a detached garage with swing-type parking located at 249 Kent Road, Pacifica (APN: 023-031-230/080)**

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:** March 16, 2009

**LOCATION:** Council Chambers  
2212 Beach Boulevard

**TIME:** 6:00 p.m.

**ITEM:** 1

## STUDY SESSION

**APPLICANT:** Robert J. DeLouche

**OWNER(S):** Dan and Kathleen Shugar

**LOCATION:** 249 Kent Road  
Pacifica, CA 94044

**APN:** 023-031-230/080

**PROJECT DESCRIPTION:** Construction of a new three story single family residence and a detached garage with swing-type parking

General Plan: Special Area

Zoning: R-1 (Single-Family Residential District)/CZ (Coastal Zone)

**CEQA STATUS:** Exempt

**REQUIRED APPROVALS:** Planning Commission approval of a Coastal Development Permit and Variance

**RECOMMENDED ACTION:** None

**PREPARED BY:** Lily Lim

**ZONING STANDARDS CONFORMANCE:**

<u>Standards</u>	<u>Min./Max.</u>	<u>Proposed</u>
Number of Covered Parking Spaces	2	3
Detached Garage (Front)		
Height:	12 feet (max)	12 feet
Setback:		
Side:	5 feet (minimum)	1 foot 6 inches
Front:	10 feet (minimum)	10 feet
To Building:	5 feet (minimum)	6 feet
Swing Parking Backup:	25 feet (minimum)	25 feet

**DISCUSSION**

**1. Project Summary:** The subject site is approximately 6,165 square feet and located in the Pedro Point neighborhood. The applicant is proposing a three story single family residence and a detached garage with swing parking on a primarily flat vacant lot in the Appeals Area of the Coastal Zone. The proposed home includes a two car detached garaged with an area for motorbike storage and a one car attached garage. The proposed home has a floor area of approximately 4,161 square feet and the cumulative garage area is approximately 909 square feet.

The three-story home contains the one car garage, laundry room, mechanical room, “zen center”, game room, music studio, recording room, elevator, storage area and two bathrooms on the basement level. The first floor includes a guest room, foyer, kitchen, dinning room, living room and two bathrooms. Additionally, the second floor includes the master bedroom, a deck with a spa, two “offices”, a wet bar and three bathrooms. There is also an attic located above the second floor; however, it is not habitable area. The rear yard contains a spa, barbeque and fireplace overlooking the Pacific Ocean. There are various landscaped areas included in the proposed project.

**2. General Plan, Zoning, and Surrounding Land Use:** The property is designated as Special Use under the General Plan and has R-1 (Single Family Residential District) and CZ (Costal Zone) zoning classifications. Properties to the west and east are also zoned R-1/CZ, and have a General Plan designations of Special Area. The properties to the south are zoned R-1, and have a General Plan designation of Low Density Residential. To the north is “Beau Rivage” which is

zoned C-R, with a General plan designation of Special Area.

**3. Municipal Code and Regulatory Standards:** The project requires a Coastal Development Permit as described in Section 9-4.4303 of the Pacifica Municipal Code because the new single family residence will be more than three stories and all zoning standards have not been met. A Variance is also required as set forth in Code Section 9-4.3401 because the proposed detached garage does not meet setback standards.

**4. Design:** The applicant has proposed a two car detached garage that is 1 foot 6 inches away from the property line. Overall, the design of the house is consistent with the design guidelines and fits in with the adjacent properties. The home complements, enhances, and reinforces the positive characteristics of the surrounding development. Different architectural features have been added to be consistent with the characteristics of the existing homes in the area. Additionally, the garage has the same type of design as the main building and complements the home; however it does not meet all zoning standards.

**5. Discussion** – Staff is generally in support of the proposed project and believes that the overall design is consistent with the Design Guidelines. However, the applicant has proposed a two car detached garage that is 1 foot 6 inches away from the property line, but the minimum setback required for the garage is 5 feet. The applicant has requested a Variance for the decrease in the side setback; however, the Commission can only grant a Variance if findings can be made, specifically relating to the size, shape, topography, locations or surroundings of the property. Staff has informed the applicant that it may be difficult to make findings for the requested Variance. The applicant has stated that the garage is a vital part of their project because the roof is covered with solar panels that would provide energy for their home and their electric cars. They also believe that by reducing the side setback, the garage would be screened to the maximum extent feasible and subsequently improve the overall appearance of the property. The applicants have received letters from their neighbors who are in support of the requested Variance.

Letters from the property owner and neighbors have been included as an attachment.

**6. Conclusion** – The proposed detached garage does not meet the required setbacks; however Staff believes that the overall design of the project will be compatible with the existing buildings on neighboring properties. The applicant would like to seek comments and concerns that the Commission may have regarding the request for a Variance to reduce the side setback for the detached garage.

Specific feedback from the Commission on the following items is requested:

- Would the Commission support the request for a Variance?

- Does the Commission support the overall proposed design?
- Are there any other areas of concern the Commission would like to address?

ATTACHMENTS:

- a. Land Use & Zoning Exhibit
- b. Plans (Commission only)
- c. Letter and Photos from Applicant
- d. Letters from Neighbors
- c. Letter from Landscape Architect