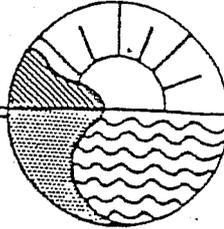


# AGENDA



## Planning Commission – City of Pacifica

DATE: June 20, 2011  
LOCATION: Council Chambers, 2212 Beach Boulevard  
TIME: 7:00 PM

### ROLL CALL:

### SALUTE TO FLAG:

### ADMINISTRATIVE BUSINESS:

- Approval of Order of Agenda
- Approval of Minutes: June 6, 2011
- Designation of Liaison to City Council Meeting of: June 27, 2011

### PUBLIC HEARINGS:

1. GPA-86-09      GENERAL PLAN AMENDMENT, SITE DEVELOPMENT PERMIT, USE PERMIT and SIGN PERMIT, filed by  
PSD-779-09      Ken Winters of WDM Marketing Consultants, LLC, applicant, on behalf of the owner, Cabot Sheley, for a  
UP-011-09      proposed assisted living facility at 721 Oddstad Blvd. (APN 023-593-160), just behind an existing single-family  
S-108-09      dwelling addressed as 725 Oddstad Blvd. CEQA status: Draft EIR prepared. Proposed Action: Take public  
testimony on adequacy of the Draft EIR.

### OTHER AGENDA ITEMS:

### COMMUNICATIONS:

Commission Communications:

Staff Communications:

Oral Communications:

This portion of the agenda is available to the public to address the Planning Commission on any issue within the subject matter jurisdiction of the Commission that is not on the agenda. The time allowed for any speaker will be three minutes.

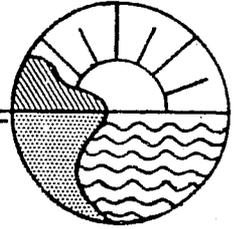
### ADJOURNMENT

Anyone aggrieved by the action of the Planning Commission has 10 calendar days to appeal the decision in writing to the City Council. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing. Judicial review of any City administrative decision may be had only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

The City of Pacifica will provide special assistance for disabled citizens upon at least 24-hour advance notice to the City Manager's office (738-7301). 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.

**NOTE: Off-street parking is allowed by permit for attendance at official public meetings. Vehicles parked without permits are subject to citation. You should obtain a permit from the rack in the lobby and place it on the dashboard of your vehicle in such a manner as is visible to law enforcement personnel.**

# STAFF REPORT



## PLANNING COMMISSION-CITY OF PACIFICA

DATE: June 20, 2011

ITEM NO: 1

### PROJECT SUMMARY/RECOMMENDATION

Notice of public hearing was mailed to property owners and other interested people on June 10, 2011. Notice of Completion of the Draft EIR was published and filed with the State Clearinghouse as required by CEQA.

**FILE:** GPA-86-09  
PSD-779-09  
UP-011-09  
S-108-09

**APPLICANT:** Ken Winters, WDM Marketing, LLC, 840 Faxon Ave., San Francisco, CA 94112

**PROPERTY OWNER:** Cabot Sheley, 1419 Rosita Road, Pacifica, CA 94044

**LOCATION:** 721 Oddstad Blvd. (APN 023-593-160)

**PROJECT DESCRIPTION:** General Plan Amendment, Site Development Permit, Use Permit, and Sign Permit to allow construction of a 96 unit three story assisted living facility with underground parking and other amenities.

#### General Plan

Current – Agricultural  
Proposed – Commercial

#### Zoning

Current – Neighborhood Commercial  
Proposed – No Change

**CEQA STATUS:** A Draft Environmental Impact Report (DEIR) has been prepared and circulated starting on May 18, 2011 and the public comment period expires on July 1, 2011.

**ADDITIONAL REQUIRED APPROVALS:** City Council approval of General Plan Amendment, Site Development Permit, Use Permit and Sign Permit.

**Recommended Action:** Take public testimony on adequacy of DEIR.

Prepared By: Kathryn Farbstein, Assistant Planner

## PROJECT SUMMARY

### A. STAFF NOTES:

1. **Background:** The purpose of the June 20th Planning Commission hearing is to allow the Planning Commission to take public testimony on the adequacy of the Draft Environmental Impact Report (DEIR) for the proposed project. The hearing will also afford the Commission an opportunity to comment on the Draft EIR. It is important to note that the June 20th meeting is not the last opportunity for the public to comment on the Draft EIR. Interested parties have until Friday, July 1, 2011 to submit written comments. After all comments from the public and other agencies are received, a Final EIR will be prepared containing responses to those comments.

2. **Project Description:** The proposed project involves the construction of a 55,914 square foot, 96-unit Assisted Living Center complex at 721 Oddstad Boulevard in the City of Pacifica. The project site is currently designated as Agricultural under the City of Pacifica General Plan but is zoned Neighborhood Commercial (C-1). The parcel of land proposed for the project is approximately 2.13 acres and is located near San Pedro Valley County Park at the intersection of the North and Middle Fork of San Pedro Creek. The site is located immediately to the south of Park Mall and north of Toledo Court and was previously used as a commercial nursery. An existing single family home is located (off-site at 725 Oddstad Boulevard) at the eastern side of the property. A portion of the eastern property line (front property line) faces Oddstad Boulevard and is the access point to the site.

The proposed project includes 96 units, 42 of which would be one bedroom units and 54 of which would be studios. Based on information provided by the applicant, the one bedroom units can potentially house two residents, making the maximum possible occupancy of the complex 140 residents. All rooms are private and meet American Hospital Association (AHA) standards. Bathrooms and kitchens are designed with an emphasis on ease of use by disabled people, namely those that use wheelchairs and walkers. The proposed project would be fully compliant with the Americans with Disabilities Act of 1990 (ADA) or similar legislation. The Oddstad Assisted Living Center would be a residential care option for individuals who typically can no longer live independently. Assisted living provides or coordinates oversight and services to meet the residents' individualized scheduled and unscheduled needs.

3. **Purpose of Environmental Impact Report (EIR):** An EIR is an information document prepared to give decision-makers and the public a description and analysis of the significant environmental effects of a project and to discuss methods to avoid or mitigate such effects. The information in the EIR must be considered and the EIR certified prior to taking action on a project.

The deadline for comments on the Draft EIR is July 1, 2011. The EIR must be certified by the City Council prior to taking action on the project. To date, we have received no comments on the proposal.

**4. Distribution of Documents** - The Draft EIR was previously submitted to the Planning Commission and City Council. A Notice of Availability was published in the Pacifica Tribune on May 18, 2011 and was mailed out to residents in the surrounding neighborhood and any other interested people that have requested notification. In addition, the Draft EIR has been available for public review in the Planning Department, at the Sanchez Library and on the City's website at [www.ci.pacifica.ca.us](http://www.ci.pacifica.ca.us). As required by CEQA, the Draft EIR was distributed to public agencies through the State Clearinghouse.

**5. Impact Overview** - The Draft EIR contains a project description and an extensive discussion of potential environmental impacts. A summary of impacts and recommended mitigation measures is contained in the Executive Summary of the report. Staff will not reiterate here the environmental information contained in the Draft EIR. The DEIR concludes that the following issues may have environmental impacts but those impacts can be reduced to a less than significant level with the implementation of the mitigation measures as identified: 1) Aesthetics, 2) Biological Resources, 3) Geology and Soils, 4) Hydrology and Water Quality, 5) Transportation and Traffic, 6) Air Quality, 7) Cultural Resources, 8) Hazards and Hazardous Materials and 9) Noise.

**6. Alternatives** - Three alternatives to the project are considered in the Draft EIR. They are as follows:

- The **No Project Alternative A** assumes that the site will remain undeveloped.
- The **Reduced Density Project Alternative B** assumes the project would be a two building alternative with the originally proposed building #1 being eliminated and replaced with landscaping to further screen the project from off-site views. The total number of units would be 78 under this alternative.
- The **Reduced Height Project Alternative C** assumes the project site would be developed with three buildings where the third floor in each building would be removed to further remove the project's less than significant aesthetics impacts and the project would consist of 62 units.

Although Alternative C has been selected as the environmentally superior alternative, the project as proposed with three floors and 96 units would not result in any significant and unavoidable environmental impacts. The applicant has indicated that the Alternatives are not economically viable due to the reduction in size of the project.

**6. Process** - As previously stated, the purpose of the June 20th meeting is to take public testimony

on the Draft EIR. Staff suggests that the public hearing on the Draft EIR be closed after completion of public testimony. Interested parties will still have until July 1st to submit written comments, after which a Final EIR will be prepared containing responses to comments. Although there will be no public hearing on the Final EIR, there will be a public hearing on the project itself.

Comments on the Draft EIR will not be responded to at the hearing. The purpose of the hearing is to provide a forum for such comments so that they may be addressed in the Final EIR. It would be helpful if the Commission would identify environmental issues as well as major technical questions and concerns. This will assist staff in preparing the Final EIR and the staff report for the project hearing.

### **RECOMMENDATION**

#### **B. RECOMMENDATION:**

Staff recommends that the Planning Commission open the public hearing and take public testimony on the Draft EIR for the assisted living facility proposed at 721 Oddstad Blvd.

#### **ATTACHMENTS:**

Planning Commission Only:

- a. Draft EIR (previously distributed May 17, 2011)