

MINUTES

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

July 18, 2011

7:00 p.m.

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

ROLL CALL: Present: Commissioners Brown, Clifford, Gordon, Leon, Evans
and Chair Campbell
Absent: Commissioner Langille

SALUTE TO FLAG: Led by Chair Campbell

STAFF PRESENT: Planning Director George White

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

The motion carried **6-0**.

Ayes: Commissioners Brown, Clifford, Gordon, Leon, Evans
and Chair Campbell
Noes: None

Commissioner Clifford stated that, in the minutes, various people referred to the draft EIR and others referred to the EIR, and he asked whether they should have some continuity because he thought the minutes should reflect that it was the draft EIR.

Planning Director White acknowledged that he was correct; it should be referred to as the DEIR.

Commissioner Clifford stated that he would request that change to the minutes.

Commissioner Leon stated that he spoke to the Planning Director about staff notations and corrections attached to the matrix and, instead of reading all the specific changes into the minute corrections, he was informed that they could be incorporated by reference.

Planning Director White stated that the last draft minutes had captured those changes. He concluded that they would either capture those changes or they were already captured.

**APPROVAL OF
MINUTES:
JUNE 20, 2011** Commissioner Clifford moved approval of the
minutes of June 20, 2011; Commissioner Leon
seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Brown, Clifford, Gordon, Leon, Evans
and Chair Campbell
Noes: None

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF AUGUST 8, 2011:

Planning Director White stated that he didn't believe there were any land use related items which would require a Planning Commissioner's presence, although they were always welcome at the meeting.

CONSENT ITEMS:

None.

PUBLIC HEARINGS:

None.

CONSIDERATION:

UP-963-06	EXTENSION OF PERMITS for construction of a single-family residence with an attached garage at 200 Berendos Avenue, Pacifica (APN 022-330-150).
PSD-755-06	
PV-491-07	
PE-146-08	

Chair Campbell stated that, on the advice of counsel, he would be stepping down and Vice Chair Gordon would take over.

Planning Director White presented the staff report.

Dave Blackman, applicant, hoped the Commission would extend the permits. He explained that he has been the owner for a year, but it was a large home that was approved, and he was working on having a much smaller home there. He stated that he was hoping to get some input from them, and suggested that they come by and allow him to share his thoughts. He felt that, in Vallemar, he could do a lot higher end home that was smaller, and possibly even fit two homes on the property. He felt it was a monster of a home, but the permits were grueling to get, and he didn't want to get rid of them in case he needs them. He stated that he was there to answer any questions about the extension, but he wanted to let them know the direction in which he is going.

Commissioner Clifford asked clarification that, at this time, he was only asking for an extension of the permits, with no changes to the project.

Mr. Blackman reiterated that tonight he was asking for an extension, but he was also letting them know the direction in which he was going, however, he wanted to keep the permits in place in case his plans do not work out with the neighbors or the Commission or Council. He also wants to meet with the Commissioners, one on one, to talk about his ideas for building one or two houses there.

Commissioner Clifford appreciated the invitation and would take him up on that.

Acting Chair Gordon asked if they opened up comments for a consideration item.

Planning Director White stated that it was not necessary and was at the discretion of the Commission if they wanted to hear comments from the public.

There were no public comments.

Commissioner Leon stated that he was in favor of the extension.

Commissioner Leon moved that the Planning Commission **EXTEND** PSD-753-06, PE-146-08, PV-491-07 and UP-960-06 for the dwelling at 200 Berendos Avenue for one year to July 18, 2012; Commissioner Evans seconded the motion.

The motion carried **5-0-1**.

Ayes:	Commissioners Brown, Clifford, Gordon, Leon and Evans
Noes:	None

Abstain: Chair Campbell

Chair Campbell returned to the dais.

COMMISSION COMMUNICATIONS:

Commissioner Brown appreciated receiving the matrix with comments and getting it so quickly. He understood there was a lot of work to do to respond to the comments. He mentioned the concerns around erosion, steelhead trout and traffic which he thought mirrored the Commissioners' concerns, mentioning the study reference that was more granular than the one used in the draft EIR and he wanted reassurance that staff was considering the best available information. He also mentioned that there could be grounds for the spawning of the steelhead trout, and the draft EIR seemed to be written from the point of view that there wasn't. He wondered how the project would change if that was determined to be a steelhead habitation area. He also mentioned possible considerations regarding the traffic and thought it would be helpful if those were properly addressed by staff on the next draft EIR.

Planning Director White explained that, before they have any further discussion on this subject, he was clarifying that the information was received with the agenda packet, but it was not part of the packet or on the agenda, and there were some limitations on what they could discuss regarding the comments in the matrix. He felt general comments were fine, such as appreciation for receipt of the matrix, and staff would willingly have individual conversations with Commissioners, and they would be agendaizing it when the Planning Commission reviews the final EIR. He again advised caution since it wasn't on the agenda and an extended conversation may not be appropriate.

Commissioner Leon understood and asked staff about the letter from the Department of Transportation regarding their response to the document where a comment was made which appeared to conflict with the DEIR traffic studies and he asked if that concern would be answered in the final EIR.

Planning Director White responded affirmatively. He reiterated that, for any response they received, they would work on a suitable response, and in that particular case it would require a response and reconciliation of the numbers, and they intended to do that.

Commissioner Evans commended staff on the earlier delivery of the packets. He thanked staff, adding that the extra few days were nice.

Planning Director White stated that it was the new standard protocol of receiving the packet at least one week in advance or even sooner in some instances.

Commissioner Leon mentioned that we were recently evaluated by Rand McNally for being the best city in various categories. He stated that he and his wife hike the coastal trails every day, and they noticed the difference following the Mayor urging everyone to spruce up Pacifica. He thought it was great and also thought everyone should continue to help since it made a difference to our city and was a better way to live.

STAFF COMMUNICATIONS:

Planning Director White stated that the Alternatives Report in the General Plan Update was out for public review and comment, as well as being delivered to the Council and Commission. He stated that they have scheduled a Planning Commission hearing to take public comment and provide comments to the City Council on August 15. He then mentioned the expressed interest in

further discussions of the Existing Conditions Report. He stated that the Council had finalized the report and he thought there was an opportunity to have another discussion prior to the August 15 meeting, essentially one window of opportunity at the August 1 meeting, which was very light as of now. He served at their direction, and was prepared to schedule it. He then referred to a past conversation about going out on a tour of good and bad examples of previously approved projects. He stated that he had done that at other places and he was willing to do so here, adding that he would like to hear from the Commission if they had particular examples.

Commissioner Leon stated that he would send in his ideas for the tour. He then mentioned that the Existing Conditions Report was two-part and a study had just come out on sea level rise, citing the 187 feet lost at the Great Highway. He wasn't sure what process they would use to prioritize how or what sections they cover.

Planning Director White stated that he would leave it to the discretion of the Commission, adding that because of the light agenda on August 1, there would be some time to do this, and he would look to their direction on taking it in its entirety or in sections. He also would look for direction on the notice they may want, since the idea was to have a discussion with the public. He then stated that he hadn't forgotten about the sea level rise issue, and staff hoped to package it to include it in the general plan and the EIR of the general plan to allow several things on which the Commission could hear and take comment.

Commissioner Leon acknowledged that they couldn't have a discussion at this time because it was not agendaized and one option was to have it agendaized but they would miss their window.

Planning Director White agreed, but added that as a discussion item they didn't necessarily have to follow the same protocols. He stated that technically it didn't require legal notice since they could have a discussion on something that was adopted as a City document, and he thought they could direct him to put it on the agenda as another agenda item or discussion item. They could then make the public aware and interested individuals could come and talk about it. He thought that helped the process by making people aware of the information.

Commissioner Leon agreed with what was being suggested, specifically that an initial step was to agendaize a review and let that take them through any agreed upon process.

Planning Director White responded affirmatively, reiterating that it was his suggestion that they review material already accepted.

Commissioner Leon was in favor of that type of agenda item being scheduled as soon as possible.

Chair Campbell liked the idea but was worried about the timing and getting adequate public notice.

Planning Director White thought they should limit it to doing the kind of email notice they have done for the Alternatives Report while not confusing people, but agreed that they should get the word out. He knew there was a small window of opportunity and he wanted to let them know to get their feelings on doing it.

Commissioner Evans was in favor of the additional meeting. He also commended the Planning Director for his proactive work on this. He was also in favor of the field trip idea and he would send in his thoughts of the projects he would like to check on.

Planning Director White acknowledged that they could do that anytime and thought early fall would be a good time to do it. He agreed that the sooner the better, and suggested that they give him their ideas.

Commissioner Clifford stated that he would be interested in following through on the existing conditions report as soon as possible. He thought the way to do it was to look at the whole document for wide discussion and, if they decide they wanted to do more, they could agendaize it for other meetings.

Planning Director White stated that there was a sort of sequence of events, with that task currently completed and the alternatives part being the next task. He wanted to keep it in that sequence so as not to confuse anyone. He was aware of an interest in doing this and he didn't want to forget about it.

Commissioner Clifford appreciated his followup and he reiterated that looking at the whole document was the best course.

Chair Campbell was in support of it and appreciated Commissioner Clifford's suggestion that it be open to all topics because he thought it could be difficult but suggested that an emphasis be placed on flood control and climate change yet leaving it open for people to comment on the whole document.

Planning Director White stated that there may be more than one objective but, if the objective was to disseminate information in the community and have people read the document, he thought it would be a meaningful exercise, even if there was nothing new to discuss. He felt that it would get the word out in advance of the next phase in the general plan update.

Commissioner Brown appreciated all the work in putting the documents on line, then asked if they were available in bound copies for the public as well.

Planning Director White stated that they had limitations on bound copies, mostly because of the cost of reproduction. The consultants provided a certain number of copies which were generally distributed to the Commission and Council and a few others, usually only about 25 copies. He stated that they had the electronic version which allowed them to make copies. Typically, if anyone from the public wanted a bound copy, they would let them know that they wanted to get compensated for the cost of reproduction.

Commissioner Brown assumed there were lots of ways that the public can get access to the documents.

Planning Director White responded affirmatively, adding that they had hard copies for people to look at in various locations, such as at the library.

Chair Campbell thanked Commissioner Brown for that clarification.

Planning Director White reiterated that, for the next meeting, under other agenda items there would be a discussion of the Existing Conditions Report, keeping it simple without a staff report and just a discussion, similar to a study session but within the context of the agenda and they will do what they can to get the word out to those on the general plan update list.

ORAL COMMUNICATIONS:

None.

ADJOURNMENT:

There being no further business for discussion, Commissioner Clifford moved to adjourn the meeting at 7:28 p.m.; Commissioner Gordon seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Brown, Clifford, Gordon, Leon, Evans
and Chair Campbell

Noes: None

Respectfully submitted,

Barbara Medina
Public Meeting Stenographer

APPROVED:

Planning Director White