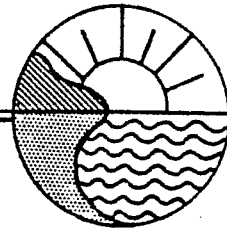


AGENDA



Planning Commission – City of Pacifica

DATE: September 6, 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: August 15, 2011

Designation of Liaison to City Council Meeting of: September 26, 2011

CONSENT ITEM:

- 1 UP-965-06 EXTENSION OF PERMITS for the construction of a nine (9) unit three-story condominium building with a
PSD-757-06 subterranean garage at 1567 Beach Boulevard, Pacifica (APN 016-011-190) Proposed Action: Grant one (1)
CDP-275-06 year extension

CONSIDERATION ITEM:

- 2 UP-990-08 EXTENSION OF PERMITS for the construction of a three-story commercial development at the 270 Rockaway
PSD-771-08 Beach Avenue, Pacifica (APN 022-024-230, & -240) Proposed Action: Grant one (1) year extension
CDP-303-08

PUBLIC HEARINGS:

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.

CITY OF PACIFICA

AGENDA MEMO

DATE: September 6, 2011

TO: Planning Commission

FROM: Lee Diaz, Associate Planner

SUBJECT: Agenda Item No. 1: Extension of Use Permit and Site Development Permit for the construction of 9 condominiums at 1567 Beach Boulevard, Pacifica (APN: 016-011-190)

On May 14, 2007, the City Council, on appeal, conditionally approved a Tentative (Condominium) Subdivision Map, Use Permit, Site Development Permit, and Coastal Development Permit for the development of a vacant parcel with a nine (9) unit three-story condominium building with a subterranean garage at 1567 Beach Boulevard. The Coastal Development Permit was appealed to the California Coastal Commission. Because of the appeal to the Coastal Commission, the final approval was not granted until October 13, 2010. Details of the proposal are contained in the attached staff reported dated October 16, 2006.

The Use Permit and Site Development Permit were originally due to expire on October 7, 2011. The California Coastal Commission extended the Coastal Development Permit to March 7, 2012. The Tentative (Condominium) Subdivision Map would have originally expired 24-months after its approval. The Tentative (Condominium) Map was extended to 2010 by operation of law due to the enactment of Government Code Section 66452.21 by the California Legislature in 2008. The Governor also signed AB 333, which extended the life of the existing Tentative (Condominium) Map by an additional 24 months pursuant to new Government Code Section 66452.22. Thus, the applicant's Tentative (Condominium) Map will now expire on October 7, 2012. The new legislation does not affect the life of the ancillary permits.

On August 23, 2011 staff received the attached extension request. This is the applicant's first extension request. The applicant is requesting the extension because the current recession has prevented the applicant from beginning construction.

Extension requests are not unusual and are generally granted unless there have been significant changes in conditions or circumstances affecting the project or area. There have not been any changes in conditions or circumstances affecting the project or area. Since this is a first extension request, this item is being presented under consent to the Commission.

COMMISSION ACTION REQUESTED

Move that the Planning Commission **EXTEND** UP-965-06 and PSD-757-06 to October 7, 2012.

Attachments:

1. Letter from Applicant, 08/23/11
2. Planning Commission Staff Report, 10/16/06 (without attachment)

CITY OF PACIFICA

AGENDA MEMO

DATE: September 6, 2011

TO: Planning Commission

FROM: Lee Diaz, Associate Planner

SUBJECT: Agenda Item No. 2: Extension of Site Development Permit, Use Permit and Coastal Development Permit for the construction of three-story commercial development at 270 Rockaway Beach Avenue (APN: 022-024-230 & -240)

On May 19, 2008, the Planning Commission recommended City Council/Redevelopment Agency approval of the requested permits including an amendment to the Rockaway Beach Specific Plan to allow office activity, and a waiver of Specific Plan requirements regarding parking and Floor Area Ratio (F.A.R.), for the construction of a commercial building at the 270 Rockaway Beach Avenue. The Commission fully supported the proposal and members of the community also spoke in favor of this project during the proceedings. The Planning Commission staff report and minutes are attached. The City Council/Redevelopment Agency also approved the requested permits including the amendment to the Rockaway Specific Plan on July 14, 2008. It should also be noted that approval of an amendment to the Local Coastal Program Land Use Plan to allow office activity was required by the Coastal Commission. The Coastal Commission approved the amendment on August 12, 2009. On August 2, 2010, the Commission approved a one (1) year extension of the above referenced permits.

The subject permits were due to expire on August 12, 2011. On July 27, 2011 staff received the attached extension request from N.D. Patel who recently acquired the property. The applicant needs more time to review and study the subject property.

Extension requests are not unusual and are generally granted unless there have been significant changes in conditions or circumstances affecting the project or area. There have not been any changes that would indicate that the extension should not be granted.

COMMISSION ACTION REQUESTED

Move that the Planning Commission **EXTEND** PSD-771-08, UP-990-08 and CDP-303-08 to August 12, 2012.

Attachments:

1. Letter from Applicant, 07/27/11
2. Planning Commission Staff Report, 05/19/08 (without attachments)
3. Planning Commission Minutes, 05/19/08
4. Land Use and Zoning Exhibit