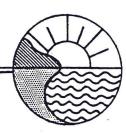
AGENDA

Planning Commission - City of Pacifica



DATE:

May 21, 2012

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: May 7. 2012

Designation of Liaison to City Council Meeting of:

CONSENT ITEMS:

1

None

PUBLIC HEARINGS:

2.

Discussion and possible approval of a Resolution requesting the City Council to initiate Municipal Code

amendments in relation to development project approval extensions

OTHER AGENDA ITEMS:

3.

None

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 filled 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.

DRAFT

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA REQUESTING THAT THE CITY COUNCIL INITIATE AMENDMENTS TO THE MUNICIPAL CODE REGARDING LIMITING THE NUMBER AND DURATION OF DEVELOPMENT PROJECT APPROVAL EXTENSIONS

WHEREAS, the Planning Commission has received an extraordinary number of development project approval extension requests, some dating back 5 or more years; and

WHEREAS, the current City regulations regarding development project approval extensions do not provide an absolute limit on the number or duration of said extensions; and

WHEREAS, after researching the issue the Planning Commission finds that the City's current regulations regarding development project approval extensions are inconsistent with many surrounding and nearby jurisdictions; and

WHEREAS, the City does not currently recover all costs associated with processing development project approval extensions; and

WHEREAS, the Planning Commission is concerned that extending development project approvals indefinitely does not serve or reflect the public's expectations related to the development review process.

NOW, THEREFORE, the Planning Commission of the City of Pacifica does hereby request that the City Council consider initiating amendments, through the proper public process, to the Municipal Code that include, but are not limited to, an overall limit, in the order of 3 to 5 years maximum, on the number and duration of development project extension requests; establishing a requirement that the owner(s) of project development approvals demonstrate progress in obtaining building permits; amending the fee schedule to require extension requests to be processed on a time and materials basis rather that a flat fee and establishing a policy or other regulation that limits inactive building permits to no more than two 6 month extensions.

* * * * *

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 21st day of May 2012.

AYES, Commissioners:
NOES, Commissioners:
ABSENT, Commissioners:
ABSTAIN, Commissioners:

Josh Gordon, Chair

George White, Planning Director

APPROVED AS TO FORM:

Michelle Kenyon, City Attorney