

**MINUTES**

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

August 6, 2018

7:00 p.m.

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

**ROLL CALL:** Present: Commissioners Stegink, Gordon, Kraske, Nibbelin  
and Chair Campbell  
Absent: Commissioners Clifford and Rubinstein

**SALUTE TO FLAG:** Led by Commissioner Stegink

**STAFF PRESENT:** Planning Director Wehrmeister

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

The motion carried **5-0**.

Ayes: Commissioners Stegink, Gordon, Kraske, Nibbelin  
and Chair Campbell  
Noes: None

**APPROVAL OF  
MINUTES:  
JULY 16, 2018** Commissioner Gordon moved approval of minutes of  
July 16, 2018; Commissioner Kraske seconded the  
motion.

The motion carried **5-0**.

Ayes: Commissioners Stegink, Gordon, Kraske, Nibbelin  
and Chair Campbell  
Noes: None

**DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF AUGUST 13, 2018:**

Planning Director Wehrmeister stated that they would not need a liaison.

**ORAL COMMUNICATIONS:**

None

**CONSENT ITEMS:**

1. Report on Planning Administrator Use Permit determination for Professional office use at 195 Carmel Avenue.

Commissioner Nibbelin moved that the Planning Commission accept the Planning Administrator's decision that no Use Permit is required; Commissioner Gordon seconded the motion.

The motion carried **5-0**.

Ayes: Commissioners Stegink, Gordon, Kraske, Nibbelin  
and Chair Campbell  
Noes: None

**CONSIDERATION:**

**2.** Planning Department Mid-year Update.

Planning Director Wehrmeister presented the staff report.

Commissioner Gordon asked about the benefits of a Priority Development Area (PDA).

Planning Director Wehrmeister stated that the regional agencies use PDAs to help them in prioritizing where they direct funding and it is beneficial because the city could get money for a specific plan for the area and there was also implementation funding available as well such as transportation improvement funding.

Commissioner Gordon concluded the funding was related to transportation.

Planning Director Wehrmeister stated that it was connecting transportation with housing density.

Commissioner Stegink stated that he called the County on the PDA program. He stated that in 2015 the County gave away \$40 million on that and Pacifica was one of three cities that didn't apply. He stated that they had 17-18 programs that were approved after modification and he thought Pacifica may want to take a look at those and see what specific vein of transportation nodes that they are funding.

Planning Director Wehrmeister continued the staff report.

Commissioner Gordon asked how many applications the city has received in response to the passage of the ADU ordinance.

Planning Director Wehrmeister stated that she would follow-up with ADU construction numbers for the Commission.

Commissioner Stegink asked if we have done any outreach to the community on the ADU legislation.

Planning Director Wehrmeister stated no, nothing specifically.

Commissioner Stegink thought there have been about 4 or 5 community based approaches to development of the Quarry since 1968, and he thought Nick Gust was involved in putting an elaborate marina in the quarry. He thought the Coastal Commission would not allow us to do that, but he suggested that we consider taking a look at the other 3 or 4 things the community came up with and see if anything has stood the test of time to be palatable.

Planning Director Wehrmeister continued the staff report.

Commissioner Gordon asked what a limited term employee meant.

Planning Director Wehrmeister stated that it was for two years.

Commissioner Nibbelin asked if they have been able to get a fair number of applications in light of the limited term and nature of the positions.

Planning Director Wehrmeister stated that they have. She stated that Rob Smith went to the city of Oakland and they have a new planner who started today, Helen Gannon. She stated that Tina Gibbs is retired and they have a temp filling her position while they study whether or not that will be filled at an Admin. Clerk level or if they need another technician to assist with some of the building permit workload. She continued the staff report.

Commissioner Gordon asked how the Quarry Specific Plan works, specifically what is the approving body

Planning Director Wehrmeister stated that the Planning Commission would make a recommendation and the City Council approves it.

Commissioner Gordon asked, once there is a plan approved and on the books, to what extent does that tie the hands of the developer.

Planning Director Wehrmeister stated that it will be the guiding policy document for the area. She added that it doesn't tie their hands as a developer always has the opportunity to apply for amendments.

Commissioner Gordon stated that if you want to build residential on it you have to go for a popular vote.

Planning Director Wehrmeister responded affirmatively.

Commissioner Gordon asked if that was because of how it was zoned.

Planning Director Wehrmeister stated that it was a part of the zoning and because of a ballot measure some years ago.

Commissioner Gordon asked if that was on the table on the Specific Plan or does the Specific Plan not have the ability to take away that vote requirement for residential.

Planning Director Wehrmeister stated that it was her understanding that it does not have the ability to remove the vote requirement and, if there is a plan that comes out of the process that has residential, it probably will need a backup option if that one doesn't pass. She stated that you would still need the vote of the people to build residential.

Commissioner Gordon understood.

Commissioner Stegink asked if all development was required to be visitor serving on the quarry.

Planning Director Wehrmeister stated that it was a preference because it is in the coastal zone, but there could be a balance and she didn't think every use has to be visitor serving.

Commissioner Kraske stated that he heard there was an RFP for a Bike and Pedestrian plan on Linda Mar Boulevard. He asked if she was aware of the status.

Planning Director Wehrmeister stated that was a Public Works project which was a bike and pedestrian master plan for the entire community and she believes they may have selected a consultant and it may be coming or will soon be on a City Council agenda to approve that contract so it was just getting started. She then completed the staff report, stating that she attached the list of current projects so they will be aware of them but she wasn't going over them as they will all be in front of the Commission at some point. She stated that she did want to show them a website improvement. She stated that the department used to post a list of projects in PDF format on line for people to view and they were trying to make it more user friendly. Director Wehrmeister reviewed navigation to development project information on the website.

Commissioner Gordon thought that was great.

Chair Campbell agreed that it was great.

Commissioner Nibbelin thanked her for the report, adding that he marveled at the amount they do with the resources they have and what they do to keep things on track.

Chair Campbell stated that he was sorry to see Tina Gibbs leaving as she was great.

Commissioner Stegink stated that on the website the majority of the "meat" is 3 or 4 clicks down. He asked if there was any way to get Planning related material higher up on the home page. He stated that so much of the page is wasted space and it seems very 1998 when he looks at it.

Planning Director Wehrmeister was aware of that and would like to clean it up.

Commissioner Stegink stated it would reduce the load on the counter staff. He asked if there was a way to fund the Coastal Trail with CAP funding.

Planning Director Wehrmeister stated that she was not familiar with CAP funding.

Commissioner Stegink stated it was the Climate Action Plan.

Planning Director Wehrmeister asked what kind of Climate Action Plan funding.

Commissioner Stegink stated that she mentioned the bicycle stuff being funded by CAP, adding that it would be hard to argue that the Coastal Trail was not also related.

Planning Director Wehrmeister stated that the Bike and Pedestrian Plan was not funded by Climate Action Plan funding. An actual update to the Climate Action Plan that was being grant funded.

Commissioner Stegink asked if they have an idea when buildout for the Coastal Trail might take place.

Planning Director Wehrmeister stated that we did not.

**COMMISSION COMMUNICATIONS:**

Commissioner Stegink asked if they had any idea when recreational marijuana revenues might enter the city's coffers.

Planning Director Wehrmeister stated that she did not have an estimate as the applications were still incomplete. They were contacting them to see if there was anything they can do to answer any questions and be able to get those to a hearing very soon.

Commissioner Stegink asked if shipping container homes compatible with the current ADU legislation.

Planning Director Wehrmeister stated that there was nothing in the legislation from a Planning perspective that would prohibit them, but they would need to meet building code.

**STAFF COMMUNICATIONS:**

Planning Director Wehrmeister stated she has none.

**ADJOURNMENT:**

There being no further business for discussion, Commissioner Nibbelin moved to adjourn the meeting at 7:35 p.m.; Commissioner Gordon seconded the motion.

The motion carried **5-0**.

Ayes:	Commissioners Stegink, Gordon, Kraske, Nibbelin and Chair Campbell
Noes:	None

Respectfully submitted,

Barbara Medina  
Public Meeting Stenographer

APPROVED:

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Planning Director Wehrmeister