

MINUTES

**CITY OF PACIFICA
PLANNING COMMISSION
TELECONFERENCE MEETING**

July 6, 2020

7:00 p.m.

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

Chair Nibbelin explained the conditions for having Planning Commission meetings pursuant to the provisions of the Governor’s executive orders, N-25-20 and N-39-20, and pursuant to the orders of the Health Officer of San Mateo County. He also gave information on how to present public comments via email and live if participating by Zoom or phone.

ROLL CALL: Present: Commissioners Berman, Bigstyck, Godwin, Hauser, Leal, Berman and Chair Nibbelin
Absent: Commissioner Rubinstein

SALUTE TO FLAG: Led by Commissioner Hauser

STAFF PRESENT: Sr. Planner Murdock

APPROVAL OF ORDER OF AGENDA Commissioner Berman moved approval of the Order of Agenda; Commissioner Leal seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Berman, Bigstyck, Godwin, Hauser, Leal and Chair Nibbelin
Noes: None

APPROVAL OF MINUTES: MAY 4, 2020 Chair Nibbelin moved approval of minutes of May 4, 2020; Commissioner Bigstyck seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Berman, Bigstyck, Godwin, Hauser, Leal and Chair Nibbelin
Noes: None

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF JULY 13, 2020:

Sr. Planner Murdock mentioned the 1450 Terra Nova Blvd. Verizon wireless communication facility with concerns about the location, and the 1300 Danman mixed use project located at Kent Road and Danman Avenue.

Chair Nibbelin asked if they had a volunteer to be a liaison to the July 13 meeting.

Commissioner Bigstyck stated he wasn’t inclined at this point to volunteer but asked a procedural question for staff. He stated that only three of the present commissioners were at the Commission meeting for the meeting on the WCF on Terra Nova but all of them were present for

the Danman project. He reiterated that he wasn't inclined to volunteer but he could if necessary. He asked if it was possible to have two different commissioners.

Sr. Planner Murdock stated that he wasn't aware of anything that prevents the Commission from appointing more than one liaison, depending on if they want to have one for each project.

Chair Nibbelin stated that it is often a significant matter when they have to attend the meetings in person but when done remotely, it was a different issue. He recalled that Commissioner Bigstyk was not in the majority with respect to the Terra Nova matter.

Commissioner Bigstyk stated he was correct, and though he thought he could probably give a fair representation, it occurred to him that depending on how the questions go from Council, if they decide to ask him about his perspective on what happened at the meeting, he thought there would be a perception of bias regardless of how much he might strive to be objective and for that reason would like to take him out of that equation.

Chair Nibbelin had no question about his ability to explain what transpired objectively and without bias, but he thought it could be awkward to articulate the position of the Commission when he wasn't in agreement with the majority. He stated he would volunteer for the both matters but if someone is inclined to speak to the 1300 Danman matter that was fine. Seeing no one, he stated he would serve as the liaison for the July 13 meeting.

ORAL COMMUNICATIONS:

Chair Nibbelin stated that he didn't see anyone but the commissioners and he asked Sr. Planner Murdock if he had different information.

Sr. Planner Murdock stated that he sees four attendees in the waiting and recognized two names as related to the applicant for the public hearing and there were two others. He stated that, if they wish to speak, and were logged in with the Zoom application, click the raise hand function and if dialed in by telephone, press *9. He suggested that they give them time to log in.

Chair Nibbelin agreed.

Sr. Planner Murdock stated that he did not see any hands raised.

PUBLIC HEARINGS:

CDP-421-20

File No. 2020-006 – Coastal Development Permit CDP-421-20, filed by Greg Boyden, to construct a 287-square foot (sf) second-story addition to an existing two-story 1,765 sf single-family dwelling on an 8,439-sf parcel located at 1490 Grand Avenue (APNs 023-022-040 & 023-022-050).
Recommended CEQA Action: Class 1 Categorical Exemption, CEQA Guidelines, Section 15301.

Sr. Planner Murdock presented the staff report.

Commissioner Bigstyk stated that the only question he had was regarding conditions of approval. He stated that usually they have conditions from the Fire Department and the COAs, but he didn't see any in this instance. He didn't know if they were necessary but he wanted to be reassured that no Fire Department COAs are necessary for this project.

Sr. Planner Murdock stated that is often the case in most instances they are familiar with new development or projects that have significant modifications to a structure. In this case, the relatively small scale of this addition does not trigger any significant fire upgrades such as fire sprinkler, etc. He added that anything that is required by the Fire Code can and will be applied during the building permit review process, but the Fire Authority did not identify conditions of approval necessary for this project.

Commissioner Berman also had a question on the COAs. She referred to COA 16 or 17 regarding the applicant installing public curb gutter and sidewalk. She noticed that the language of the COA was "if" the applicant installs. She mentioned that they had a few projects in the area and required the installation. She understood if the project was not going to be installing public curb, gutter, and sidewalk as it was such a small addition. She wondered about the background of this COA since it differs from what she is used to seeing.

Sr. Planner Murdock acknowledged Commissioner Berman's detailed review of the project materials. He stated that it was an intentional change on staff's part. He stated that on every project and every condition of approval that they impose on a project they strive to thoughtfully consider those conditions of approval and put them through a series of tests, including a nexus and a rough proportionality test which are legal requirements for impositions of exactions, or requiring something of a developer. He stated that, in this case, they didn't feel that the small scale of the project warranted the installation of public improvements such as a sidewalk. He stated that the cost of installing a sidewalk and other public improvements, in staff's assessment, was out of proportion with the scale of the project and they intentionally omitted the requirement and left it such that, if the applicant chooses to install certain improvements, they need to comply with city requirements.

Commissioner Berman agrees with staff's decision which she thought was a good decision.

Chair Nibbelin opened the Public Hearing, and invited the applicant to speak.

Sr. Planner Murdock reminded Chair Nibbelin that he will be keeping track of the time limit.

Greg Boyden, owner, stated that all he wanted to say was that the sun room was about 30 years old and leaking. He thought what Brian Brinkman has done to turn the front of the house into an aesthetic looking front of the house to the street was really good and he was happy about it.

Chair Nibbelin thanked him and asked if there was anything further to report.

Brian Brinkman, applicant, stated that Mr. Boyden came to him to replace the sun room with something that was more functional to live in as he was having issues with the leakage. He tried to create a better living space for him while creating a space to better capture a view of Linda Mar Beach and the Pacific Ocean. They came up with the proposed plan while playing into the existing architecture of the home while expanding on it. He has shown the plan to his neighbors and has gotten a positive response from everyone.

Chair Nibbelin checked with Sr. Planner Murdock about any public comments.

Sr. Planner Murdock stated that there were a few people participating in the meeting and, if anyone wanted to speak, he asked them to hit the raised hand function in Zoom or, if dialed in by phone, press *9 on the keypad. He stated that there were no raised hands.

Chair Nibbelin stated, because of no public comment or questions, he would close the Public Hearing.

Commissioner Hauser stated that she didn't have any questions for the applicant and thought they were nice additions and she thought they were very aesthetically pleasing and she appreciated the thoughtfulness of the design.

Commissioner Bigstyk echoed the sentiment given by Commissioner Hauser. He stated that, reading the description on paper was one thing and looking at the 2D on the paper seemed an interesting design and seeing the house and the way the turret will be facing the ocean was hard to tell what it will look like from the ground, but if it is going to be the way he thinks it will be, those views are going to be breathtaking and a beautiful addition, as well as a beautiful and interesting addition to the neighborhood.

Chair Nibbelin was also impressed by the aesthetics of it and it looked cool, adding he was not a trained architect or engineer, but it looked like a neat upgrade and he was in support.

Commissioner Berman also agreed with the commissioners. She stated, because there were no other agenda items, she wanted to thank Mr. Brinkman, adding that they have had quite a few projects come in from him and she appreciates the renderings of the new development with the context of the surrounding homes, street, etc., as they are helpful for her.

Chair Nibbelin asked Sr. Planner Murdock to let Contract Planner Usher know that he thought her report was very well put together and was easy reading and clear what was going on without having to jump around which is consistent with the quality of reports he is used to seeing.

Sr. Planner Murdock thanked him and stated he would pass it on.

Commissioner Bigstyk moved that the Planning Commission FINDS the project is exempt from the California Environmental Quality Act; APPROVES Coastal Development Permit CDP-421-

20 by adopting the attached resolution, including conditions of approval in Exhibit A; and INCORPORATES all maps and testimony into the record by reference; Commissioner Hauser seconded the motion.

Sr. Planner Murdock took a verbal roll call.

The motion carried **6-0**.

Ayes: Commissioners Berman, Bigstyck, Godwin, Hauser,
Leal and Chair Nibbelin

Noes: None

Chair Nibbelin declared that anyone aggrieved by the action of the Planning Commission has ten (10) calendar days to appeal the decision in writing to the City Council.

COMMISSION COMMUNICATIONS:

Commissioner Bigstyck stated that he wanted to take the opportunity to thank everyone who is wearing masks and doing social distancing due diligence, and especially with the number of infections going up it was more important than ever. He commented about the fact that, even if there is air flow going through to mitigate the problem, when you get close to someone, those masks make a big difference to keep the particles at bay. He was happy to report that at his work site, people are wearing masks and it is greatly appreciated by those who are working. He acknowledged that it was difficult to have a mask but it makes a big difference. Those who are working appreciate it and those around anyone appreciates it as well as this is a community collaborative effort.

Chair Nibbelin thanked him and stated that they appreciate him and his colleagues at work.

STAFF COMMUNICATIONS:

Sr. Planner Murdock stated that City Council will be holding a special meeting on July 15 to discuss an RV permit parking program and he wanted the Commission and public to be aware of that meeting.

ADJOURNMENT:

There being no further business for discussion, Chair Nibbelin moved to adjourn the meeting at 7:31 p.m.; Commissioner Hauser seconded the motion.

Sr. Planner Murdock took a verbal roll call.

The motion carried **6-0**.

Ayes:	Commissioners Berman, Bigstyck, Godwin, Hauser, Leal and Chair Nibbelin
Noes:	None

Respectfully submitted,

Barbara Medina
Public Meeting Stenographer

APPROVED:

Planning Director Wehrmeister