



**Planning Department
Active Planning Applications**

Contact us for more information:

(650) 738-7341

1800 Francisco Blvd.

10/12/2020

<u>Date Submitted</u>	<u>Location</u>	<u>APN</u>	<u>Project Name</u>	<u>Type</u>	<u>New Housing Units</u>	<u>Project Area</u>	<u>Description</u>	<u>Permits Required</u>	<u>Developer/Agent</u>	<u>Status</u>	<u>Staff</u>
Fairmont											
9/8/2017	679 Hickey Blvd	009-451-300	Shell Gas Station @ Hickey	Commercial	N/A	0.488 acres	Reconstruction of existing gas station, with new car wash	Site Development Permit, Use Permit, Specific Plan	A U Energy LLC (650-868-7454)	Application Incomplete	BOC
10/18/2017	327 Beaumont Blvd.	009-037-470	327 Beaumont SFR	Single-Family Residential	1	5,618 s.f.	Construct a three story, 3,643 sf single family residence, inclusive of a 627 sf garage, on a 5,618 sf vacant lot with average 42 percent slope	Specific Plan	Derek Vinh (650-741-6968)	Pending Building Permit Submittal	RA
Westview - Pacific Highlands											
11/13/2014	503-511 Monterey Road	009-381-010	Vista Mar	Subdivision (Townhomes)	8	52,916 s.f.	8-units, R-3 Zone, Cluster	Site Development Permit, Use Permit for Cluster Housing, Subdivision	Javier Chavarria (650-355-0615)	Hearing Date Tentatively Scheduled	BOC
Edgemar Pacific Manor											
1/20/2016	699 Oceana Blvd.	009-253-280	31-Room 3-Story motel	Motel	N/A	34,145 s.f.	New 30-Room, 3-Story Hotel	Site Development Permit, Use Permit, Sign Permit	Patrick Mora, Architect (415-431-8601)	Application Complete. Public hearing date TBD	BOC
1/25/2017	Farallon Avenue	009-085-430	New Single-Family Residential	Single-Family Residential	1	5077 s.f.	Construct a new single-family residence	Specific Plan	Tom Podesta (415-666-0440)	Pending Building Permit Submittal	BOC
3/27/2018	701 Oceana Blvd.	009-245-010, 009-245-030	Marriott and Hampton Inn Hotels	Commercial	N/A	4.87 ac	Construct two hotels for a total of 192 rooms with 151 car parking space.	Site Development Permit, Use Permit, Variance, Parking Exception	Javier Chavarria (415-987-7949)	Application Incomplete	BOC
West Edgemar Pacific Manor											
11/19/2015	100 Palmetto Ave.	009-401-060	Bluff Protection	Existing SFR	N/A	N/A	Finalize Emergency Coastal Development Permit for Stitch Pier Retaining Structure	Coastal Development Permit	Alfredo Ochoa (614-707-6397)	Application Incomplete	
5/11/2017	200-224 Palmetto Ave.	115-220-999	Coastal Path	Coastal Development Permit	0	N/A	Relocate Coastal Path	Coastal Development Permit	Andrea Maltzer	Application Complete. Public hearing date TBD	
Sharp Park											
1/15/2015	1046 Palmetto Ave.	009-074-160	Recology of the Coast	Stormwater Improvements	N/A	30,000 s.f.	Stormwater Improvements for Recology of the Coast	Coastal Development Permit	Laura Ferrante (415-875-1139)	Other	
7/8/2015	2107 Palmetto Ave.	016-192-320	Mixed use	7 apartments over commercial and parking garage	7	Approx. 14,000 s.f. lot area, residential 7,000 s.f., commercial 3,200 s.f.	Mixed use development with residential over commercial and parking garage	Site development permit, use permit, coastal development permit, sign permit and parking exception	Javier Chavarria (415-987-7949)	Application Complete. Public hearing date TBD	BOC
3/4/2016	1300 Palmetto Ave.	009-291-020	Pacific Skies Estates Site Renovations	Mobile Home Park	N/A		Repair and renovate existing mobile home park	Coastal Development Permit	Carol McDermott (949-717-7939)	Other	CM
7/6/2017	Lot 37, Block 1, Revised Salada Beach Subdivision (Salada Avenue, Sharp Park)	016-050-400	Single-family residence on non-conforming lot	Single-Family Residential	1	2,250 s.f.	Construct a two-story single-family residence with 1,122 s.f. floor area on a non-conforming lot	Site Development Permit, Coastal Development Permit	Brian Brinkman (650-922-7993)	Other	CM

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2/16/2018	1567 Beach Blvd.	016-011-190	Condominiums*	Residential	7	0.45 ac	7 new condominium units in one new three unit and one new four unit building on vacant lot	Site Development Permit, Coastal Development Permit, Use Permit, Subdivision, Variance*	Ciyavash Moazzami (415)-310-9195	Other	RA
5/4/2018	(near) 2100 Palmetto Avenue	016-182-370 , 016-182-340	2100 Palmetto Mixed Use	Mixed Use Project	3	5,970 sf	Construct a mixed use building with ground floor retail and three condominium units	Site Development, Coastal Development Permit, Use Permit, Parking Exception	Ciyavash Moazzami (415)-310-9195	Pending Building Permit Submittal	RA
9/7/2018	2105-2115 Beach Blvd.	016-132-010	Construct Duplex	Duplex	2	4,730 s.f.	Construct duplex of condos	Site Development Permit, Coastal Development Permit, Parking Exception, Subdivision	Brian O'Flynn (415)-367-4370)	Building Permit Review	HG
1/15/2019	Buckingham Way	016-304-140	0 Buckingham Way SFR	Single-Family Residential	1	3,150 sf	New single-family residence on vacant parcel	Site Development, CDP	Naolia Pichko	Building Permit Review	HG
4/20/2018	1726 Palmetto Ave.	016-031-260	1726 Palmetto MUP	Commercial	N/A	5,662 sf	Establish Cannabis Retail Operation	Cannabis Activity Permit (CAP)	Adam Zollinger (650)296-5961	Building Permit Review	HG
8/21/2019	901 Palmetto Ave. Unit B	009-244-010	Marijuana Manufacturing	Commercial	N/A	770 sf	Establish Cannabis Manufacturing Operation	Cannabis Activity Permit (CAP)	West Manor LLC (415)967-9277	Building Permit Review	HG
12/12/2019	2500 Francisco Blvd	026-400-010	Francisco Mixed Use	Mixed Use Project	2	10,300 sf	legalize existing residential units located above existing commercial space	Coastal Development Permit (CDP), Use Permit (UP)	Home Pride (650) 359-3827	Pending Building Permit Submittal	CU
12/20/2019	184 Paloma Avenue	016-022-080	Paloma Mixed Use Building	Mixed Use Project	1	2,430 sf	convert an existing SFD to a mixed use building with a commercial use on the ground floor and a residential unit on the second floor.	Coastal Development Permit (CDP), Use Permit (UP), Parking Exception, Permit for Site Development	Brinkman Drafting and Design (650) 922-7993	Reviewing Application for Completeness	CU
4/9/2020	155 Salada Avenue	016-042-120	SFR addition	Residential	N/A	2,250 sf	New 2 story addition to SFR	Site Development Permit (PSD), Coastal Development Permit (CDP), Use Permit (UP)	Brian Brinkman (650-922-7993)	Building Permit Issued	HG
6/9/2020	2270 Palmetto Ave	016-294-570	Amend Cannabis Permit	Commercial	N/A		Amend Marijuana Use Permit MUP-418 to permit adult-use cannabis sales in addition to existing medicinal cannabis sales	Amend Marijuana Use Permit	Jesus Sahagun (650-218-8583)	Hearing Date Tentatively Scheduled	HG
East Sharp Park											
7/26/2018	Clarendon Road	016-355-150	N/A	Subdivision	2	52,272 sf	Subdivide a 1.2 acre parcel into three parcels	Tentative Map	Michael Panesi	Other	RA
11/29/2018	Eastern terminus of Talbot Ave.	016-270-110	TBD Talbot Ave.	Single-Family Residential	1	24,149 sf	New single-family residence on vacant parcel	Specific Plan, Development Plan, Rezoning	Javier Chavarria (415-987-7949)	Application Incomplete	CM
Sharp Park Golf Course - West Fairway Park - Mori Point - Rockaway Beach											
3/11/2016	Quarry (Rockaway Beach)	018-150-110, 018-150-120, 018-150-150	Quarry Reclamation Plan	Reclamation Plan	N/A		Reclaim former quarry site into stabilized site	Quarry Use Permit	Matt Walsh (805-319-4948)	Pending Environmental Review	CM

Date Submitted	Location	APN	Project Name	Type	New Housing Units	Project Area	Description	Permits Required	Developer/Agent	Status	Staff
4/20/2018	450 Dondee Way	022-021-640	450 Dondee Way CAP	Commercial	N/A		Establish Cannabis Retail Operation	Cannabis Activity Permit (CAP)	Ana Leano-Williams	Pending Building Permit Submittal	BOC
7/16/2019	2205 Palmetto	016-211-210	2205 Palmetto	Mixed Use Project	2	4,202 sf	New mixed use building with restaurant space on ground floor and two units above.	Site Development Permit and Coastal Development Permit	Dinesh Perera	Other	BOC
East Fairway Park - Vallemar - Rockaway											
7/28/2014	Oddstad Way Lots 4-12 (formerly "50 and 60 Oddstad Way")	022-056-060, 080 and 090	1 New Single Family Dwelling Unit with Street and Utility Extension on Oddstad Way	Single-Family Residential	1	38,765 s.f.	Extend Oddstad Way roadway 400 feet to access a new SFR	Site Development Permit	Javier Diaz-Masias (415-238-9399)	Pending Building Permit Submittal	CM
9/8/2014	801 Fassler Ave.	022-083-020 & 030	N/A	Condos	24	11 acres	24 SFR Condos	Development Plan, Transfer of Residential Development Rights, Specific Plan, Subdivision and Variance to exceed height limit and Environmental Review	Samir Sharma (206-931-4169)	Building Permit Review	CM
12/21/2015	10,11 & 14 Oddstad Way	022-055-140, 022-056-140, and 022-056-150	3 Single-Family homes	Single-Family Residential	3	5,040 s.f., 6,210 s.f., 19,392 s.f.	Construct 3 new units each on separate lot	Site Development Permit	Brian Brinkman (650-922-7993)	Application Incomplete	CM
11/7/2017	119 Berendos Ave	018-114-140	Single Family Residence Addition	Single-Family Residential	0		Addition to a SFR that would expand a non conformity	Use Permit	Ellis Schorchiot (650-343-3452)	Pending Building Permit Submittal	RA
12/5/2018	Bayview Road-Calera Terrace	022-062-550	Benda-Spenker Residence	Single Family Residential	1	21,852 sf	Construct a 2878 sf single family residence with a two car garage and a 679 sf accessory dwelling unit with a one car garage	Site Development Permit	Javier Chavarria (650-355-0615)	Application Incomplete	RA
11/13/2018	4475 Cabrillo Hwy	022-031-300	Shell Gas Station Store	New Convenience Store	N/A	12,555 sf	Construct a new 1,277 sf convenience store at an existing gas station site.	Site Development Permit, Use Permit	AU Energy LLC.	Building Permit Review	RA
5/7/2018	Vespero Avenue	018-103-070	TBD Vespero	Residential	1	1.34 ac	Construct a 3,411 sf single family residence with a 840 sf attached garage and 178 sf front porch	Permit for Site Development	Brian Brinkman (650-922-7993)	Application Incomplete	RA
1/24/2020	501 Santa Cruz Terrace	022-052-170, 180,190,250	new SFD	Residential	1	20,700	Construct a new approximately 3500 sf single family residence.	Permit for Site Development	Patrick Mora, Architect (415-431-8601)	Reviewing Application for Completeness	HG
Pacifica State Beach - Pedro Point											
10/7/2014	505 San Pedro Ave.	023-072-010	Norcal Surf Shop Development of Vacant Lot	Commercial, Mixed Use, Covered Skate Park, Parking and Storage	2	37,273 s.f.; 12,000 sf building; 5,000 s.f. skatepark	Construct 3 Buildings for Retail, Storage and Mixed Use Space, Covered Skate Park, 2 Garage Spaces and Open Parking		Shawn Rhodes (650-207-6508)	Other	RA
9/20/2017	110 Olympian Way	023-039-010	Erosion Control mesh on Bluff	Single-Family Residential	N/A	7,000 s.f.	Install an erosion control mesh and bluff-top paving	Coastal Development Permit (Emergency)	Jacob Patrick (970-319-9688)	Application Incomplete	CM
4/12/2018	5200 Coast Hwy	022-191-190	Taco Bell Outdoor Seating with Alcohol Service	Commercial	N/A	1,112 sf	Establish outdoor seating with alcohol service at an existing restaurant	Use Permit	Dan Kramer (415-795-2327)	Other	RA

Date Submitted	Location	APN	Project Name	Type	New Housing Units	Project Area	Description	Permits Required	Developer/Agent	Status	Staff
6/19/2019	316 San Pedro Ave	023-018-220	Single-family Residence Addition	Single-family Residential	0	5,000 s.f.	Construct a 360 s.f. addition to existing 815 s.f. single-family residence	Coastal Development Permit	Lawton Smith 650-784-9380	Application Incomplete	CU
9/13/2019	1300 Danmann	023-013-010 & 023-013-020	1300 Danmann	Mixed Use Project	6	14,551 s.f.	6 new apartments on top of 3,050 s.f. of commercial space	Site Development Permit, Use Permit, Coastal Development Permit, Sign Permit, Parking Exception	San Pedro Valley, LLC	Hearing Date Tentatively Scheduled	HG
10/16/2019	277 Kent Road	023-013-030	New Single Family Residence	Single-family residential	1	3,516	Demolish an existing SFD & one car garage and construct a new SFD with detached one-car garage and carport.	Site Development Permit, Coastal Development Permit	San Pedro Valley, LLC	Hearing Date Tentatively Scheduled	CU
12/9/2019	246 Sterling Ave	023-038-360	Addition to Single Family Residence	Single-family Residential	0	5,000 s.f.	Construct an approximately 500 s.f. addition to an approximately 1000 s.f. single family dwelling.	Coastal Development Permit	David Hirzel Building Design	Reviewing Application for Completeness	CU
1/24/2020	211 Olympian Way	023-038-350	New Single Family Residence with attached ADU	Single-family Residential with ADU	1	12,500 s.f.	Construct an approximately 3,000 s.f. single family dwelling, 600 s.f. 3-car garage and 850 s.f. attached ADU.	Coastal Development Permit	Brian Brinkman (650-922-7993)	Reviewing Application for Completeness	CU
2/27/2020	1490B Grand Ave.	023-022-040	Remodel and Addition	Single-family Residential	0		Remodel and addition at front of primary residence	Coastal Development Permit	Brian Brinkman (650-922-7993)	Reviewing Application for Completeness	CU
Linda Mar											
7/28/2015	1335 Adobe Dr.	023-222-080	Adobe Court Townhomes	Townhome Residential	7	18,750 s.f.	Construct seven townhome units ranging from 2200-2800 s.f. on a vacant lot	Site Development Permit, Use Permit, Tentative Subdivision Map	Bert Martinez of Kotas/Pantaleoni Architects (415-495-4051, x-217)	Pending Building Permit Submittal	CM
5/13/2019	1320 Adobe Dr.	023-221-110	New Daycare	Daycare	N/A	22,500 s.f.	Convert existing office space into a new childcare daycare	Use Permit	John Ha (408-892-0477)	Application Incomplete	HG
9/14/2015	Adobe @ Higgins Way	023-361-160	Hillside Meadows	Single-family (reduced setbacks) with ADUs	18	6.8 acres	Rezone to P-D zoning, subdivide, and develop 18 dwelling units (9 2-unit buildings) with attached ADUs.	Rezoning, Development Permit, Tentative Subdivision Map, Specific Plan	JC Engineering (650-355-0615)	Application Incomplete	CM
1/28/2016	570 Crespi Dr.	022-162-310	Mixed Use Project	Condos & Commercial	9	42,773 s.f.	9 condo units on top of 3,191 s.f. of commercial	Site Development Permit, Use Permit, Rezone, Subdivision (Condo)	Stuart Welte, EID Architects (650-793-2856)	Pending Environmental Review	HG
2/17/2016	Harmony @ One, Roberts Rd. & Fassler Ave.	022-150-510	Harmony at One Lot 7	Single-Family Residential	1	N/A	Construct one new single-family residence	Specific Plan	Javier Chavarria (650-355-0615)	Application Incomplete	CM
2/17/2016	Harmony @ One, Roberts Rd. & Fassler Ave.	022-150-520	Harmony at One Lot 8	Single-Family Residential	1	N/A	Construct one new single-family residence	Specific Plan	Javier Chavarria (650-355-0615)	Application Incomplete	CM
2/17/2016	Harmony @ One, Roberts Rd. & Fassler Ave.	022-150-530	Harmony at One Lot 9	Single-Family Residential	1	N/A	Construct one new single-family residence	Specific Plan	Javier Chavarria (650-355-0615)	Application Incomplete	CM
7/14/2017	Lot 3, Harmony at One Subdivision	022-150-470	New Single-family Residence	Single-Family Residential	1	62,562 s.f.	Construct a one-story single-family residence with 4,278 sq. ft. floor area	Specific Plan	Javier Chavarria (650-355-0615)	Pending Environmental Review	CM
3/22/2018	(near) 1307 Redwood Way	023-551-510	Verizon Wireless WCF - Lockhaven Drive	Wireless Facility	N/A	N/A	Install a canister antenna and associated equipment on an existing utility pole in the Public Right of Way	Use Permit	Jacob Olander, Modus LLC (415-989-1102)	Appeal filed. Pending Appeal Hearing	BOC
3/23/2020	East of Higgins Way	023-291-040	Higgins Way	Mix of Housing Types (Single-family, duplex, flats, ADUs)	56	22.2 acres	Subdivide and obtain authorization to construct up to 56 dwelling units of varied types to be determined by future permit applications.	Development Permit, Tentative Subdivision Map	JC Engineering (650-355-0615)	Application Incomplete	CM

Date Submitted	Location	APN	Project Name	Type	New Housing Units	Project Area	Description	Permits Required	Developer/Agent	Status	Staff
Park Pacifica											
9/30/2020	650 Cape Breton	018-170-060, 022-320-200, 022-320-240	Church TUP	temporary use	N/A	109 Acres	temporary use permit for church use on existing site	TUP	Raymond Frank (650)387-8307	Reviewing Application for Completeness	HG
2/23/2018	(near) 1450 Terra Nova Blvd	022-310-300	Verizon Wireless WCF- Terra Nova Blvd.	Wireless Facility	N/A	N/A	Install a 4' canister antenna above 7 pole extension, and associate equipment on an existing wooden utility pole in the public row.	Use Permit	Jacob Olander, Modus LLC (415-989-1102)	Pending Building Permit Submittal	RA
9/3/2019	Barton Place	023-710-120	Barton Place Rezone	Vacant Lot	N/A	8.5 Acres	Application to rezone and amend GP land use designation	General Plan Amendment, Rezoning, Subdivision	Jerry Clements (650-964-6172)	Application Incomplete	HG
4/15/2020	930 Oddstad Blvd.	023-672-600	Pacifica School District Workforce Housing Project	Multi-Family Workforce Housing	70	11.4 acres	Rezone to P-D zoning, resubdivide, and develop multi-family workforce housing project for school district employees.	Development Agreement, Rezoning, Development Plan, Specific Plan, Subdivision	Ken Klebanoff (415-720-9236)	Application Incomplete	CM
Fairmont West											
10/1/2019	4000 Palmetto Avenue	009-402-260-250	The Bowl	Vacant Lot	29	4.35	Construct 20 three-story, multi-family residential units on a 4.35 acres vacant lot.	Coastal Development Permit, Site Development Permit	Mike Banducci, Warmington Land Association II LP (925)866-6700	Application Incomplete	BOC
11/27/2019	4009 Palmetto Ave	009-402-270	New Apartments	Vacant Lot	4	18,411 SF	Construct 4-unit apartment building on vacant lot	Site Development Permit, CDP, Variance	Suren Nayantai sknayantai@yahoo.com	Application Incomplete	BOC
1/13/2020	340 Waterford	009-058-040	Waterford Mixed-use	Vacant Lot	5	9,574 SF	Construct 1,636 SF ground floor commercial area with 5 condo residential units above in a 3 story bldg.	Site Development Permit, Use Permit, Parking Exception, Variance, Tentative Subdivision map	Marc Ojanen, Ojanen Chiou Architects LLP (415) 398-3002	Application Complete. Public hearing date TBD	CU

Statutes Explained:

Reviewing Application for Completeness	A new application or a resubmittal was received and staff is currently reviewing it for completeness.
Application Incomplete	Staff reviewed the application and it was determined incomplete. The applicant was requested to resubmit additional information.
Application Complete. Public hearing date TBD	Staff reviewed the application and it was determined complete. A public hearing date is to be determined.
Pending Environmental Review	The application is complete and the project is subject to environmental review in accordance with the California Environmental Quality Act. The environmental review process must be substantially completed prior to identifying an appropriate public hearing date.
Hearing Date Tentatively Scheduled	A tentative hearing date has been identified. Email the staff member assigned to the project or call 650-738-7341 for more information.
Pending Appeal Period	The Planning Commission or City Council adopted a resolution on the project and the decision is subject to a local and/or state level appeal period. Email the staff member assigned to the project or call 650-738-7341 for more information.
Appeal Filed. Pending Appeal Hearing	A party has filed an appeal on the action of the Planning Commission. The appeal will be presented to City Council for determination. Email the staff member assigned to the project or call 650-738-7341 for more information.
Pending Building Permit Submittal	The project received its necessary approval(s) and is awaiting for the applicant to submit for a Building Permit.
Building Permit Review	A Building Permit application was submitted and is being reviewed by staff.
Building Permit Issued	A Building Permit is ready to be issued or was issued.
Other	Email the staff member assigned to the project or call 650-738-7341 for more information.