

CITY OF PACIFICA

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that pursuant to Government Code Section 54953 (as amended by AB 361), the Planning Commission of the City of Pacifica will conduct a public hearing on Tuesday, January 18, 2022, at 7:00 p.m. as a teleconference meeting only (no physical meeting location). Anyone interested in observing the meeting or providing public comments should refer to the meeting agenda for further details. The City of Pacifica will publish the meeting agenda not less than 72 hours prior to the meeting. The agenda will be available online at <https://pacificacityca.iqm2.com> and will also be posted in the Community Center window at 540 Crespi Drive in Pacifica.

This meeting of the Planning Commission is an Essential Governmental Function and is necessary to consider the following essential items of business:

FILE NO. 2021-018 FOR COASTAL DEVELOPMENT PERMIT CDP-430-21 AND HERITAGE TREE REMOVAL AUTHORIZATION, filed by Michael O'Connell of San Pedro Valley, LLC on November 19, 2021, to construct a new 3,372-square foot (sf) single-family dwelling, 603-sf garage, and 434-sf accessory dwelling unit on an undeveloped lot at TBD Olympian Way (APN 023-037-030) located approximately 1,450 feet northwest of the intersection of Olympian Way and Grand Avenue. The project proposes the removal of one heritage tree. The development is within the Coastal Zone Combining (C-Z) District. Recommended California Environmental Quality Act (CEQA) status: Class 3 Categorical Exemption, Section 15303 "New Construction or Conversion of Small Structures"; and

FILE NO. 2019-021 FOR COASTAL DEVELOPMENT PERMIT CDP-407-19 AND VARIANCE PV-527-19, filed by Brian Brinkman on August 23, 2019, to construct a new detached, 363-sf two-car garage and exterior stairway on a 5,000-sf lot developed with an existing single-family residence at 204 Sterling Avenue (APN 023-038-330). A variance is requested to authorize the proposed garage to encroach into the front setback and to exceed the maximum lot coverage of the R-1 (Single-Family Residential) zoning district. The development is within the Coastal Zone Combining (C-Z) District. Recommended CEQA status: Class 1 Categorical Exemption, Section 15301 "Existing Facilities"; and

FILE NO. 2018-057 FOR GENERAL PLAN AMENDMENT GPA-100-21, REZONING RZ-201-18, DEVELOPMENT PLAN DP-79-18, SPECIFIC PLAN-169-18, VARIANCE PV-526-18 AND PARKING EXCEPTION PE-191-21 for a change to the Very Low Density Residential (VLDR) General Plan land use designation, rezoning to the P-D (Planned Development) zoning district, approval of a Development Plan to authorize single-family residential use, and construction of a 2,406-square foot (sf) single-family residence with a two-car garage on a 24,149-sf undeveloped parcel at the eastern terminus of Talbot Avenue (APN 016-270-110). A variance is requested to exceed the allowable coverage within the Hillside Preservation District (HPD). A parking exception and variance is requested to deviate from the guest parking requirement within the HPD. Recommended CEQA status: Class 3 Categorical Exemption, CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures).

Detailed plans and additional information for all items above are available upon request to the Planning Department. Submit requests for additional information to permittech@pacificagov. These items will also be posted 72 hours prior to the meeting on the City's website at:

<https://pacificacityca.iqm2.com/Citizens>

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