

CITY OF PACIFICA

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that due to the COVID-19 emergency and State and County Orders relating to COVID-19, the Planning Commission of the City of Pacifica will conduct a public hearing on Monday, July 20, 2020, 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 Planning Department window at 1800 Francisco Boulevard 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. 2019-036 FOR SITE DEVELOPMENT PERMIT PSD-847-19, COASTAL DEVELOPMENT PERMIT CDP-418-19, USE PERMIT UP-121-19, AND PARKING EXCEPTION PE-188-19, filed by Aaron Gregory and Jacquelyn Gratz, for creation of a new two-story mixed use building with 1,043-square feet (sf) of commercial space at the ground floor and a 783-sf residential unit at the second floor, on a 2,430-sf nonconforming lot located at 184 Paloma Avenue (APN 016-022-080) in Pacifica. The new mixed-use building would be created by raising the existing single-family residence to the second story and constructing a new ground-floor commercial space. A wall mural is also proposed. The project is located in the Coastal Zone. Recommended California Environmental Quality Act (CEQA) status: Class 3 Categorical Exemption, CEQA Guidelines Section 15303; and

FILE NO. 2002-001 FOR SITE DEVELOPMENT PERMIT PSD-714-02, USE PERMIT UP-904-02, TENTATIVE SUBDIVISION SUB-204-02, AUTHORIZATION FOR HERITAGE TREE REMOVAL, AND AUTHORIZATION FOR LOGGING OPERATIONS, filed by Javier Chavarria, for construction four new townhouse duplex buildings (total of eight dwelling units), and associated subdivision for condominium purposes, on an approximately 53,000-sf (1.217 acres) undeveloped lot located on the east side of Monterey Road approximately 250 feet southeast of the Monterey Road and Hickey Boulevard intersection (APN 009-381-010) in Pacifica. Each dwelling unit would be three stories and include an attached two car garage. The dwelling units would range in size from 1,620 sf to 1,870 sf. The project would include removal of seven heritage trees and 50 non-heritage trees triggering approval of a logging operation in accordance with City of Pacifica Ordinance No. 636-C.S. and Ordinance No. 673-C.S. The project is known as "Vista Mar Project." Recommended CEQA Status: Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

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

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

The City of Pacifica will provide special assistance for persons with disabilities upon at least 24 hours advance notice to the City Manager's office (650) 738-7300. If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary.

Tina Wehrmeister
Planning Director

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