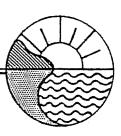
AGENDA

Planning Commission - City of Pacifica



DATE:

December 6, 2010

LOCATION:

Council Chambers

2212 Beach Boulevard

TIME:

6:00 p.m.

PLANNING COMMISSION STUDY SESSION

AGENDA

1. 14 room addition to an existing 38 room Holiday Inn Express located at 519 Nick Gust Way, Pacifica (APN: 022-024-250, & -270).

The purpose of a study session is to offer an opportunity for informal discussion with the Planning Commission. Any statements made by a Commissioner or staff member at a study session are informal only and are not to be considered commitments or guarantees of any kind.

The City of Pacifica will provide special assistance for disabled citizens upon at least 24-hour advance notice to the City Manager's office (738-7300). If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.

STAFF REPORT

PLANNING COMMISSION-CITY OF PACIFICA

DATE:

December 6, 2010

LOCATION:

Council Chambers

2212 Beach Boulevard

TIME:

6:00 P.M.

ITEM:

1

PLANNING COMMISSION STUDY SESSION

APPLICANT/OWNER: N.D. Patel

519 Nick Gust Way Pacifica, CA 94044

LOCATION: 519 Nick Gust Way (APN: 022-024-250, & -270)

PROJECT

DESCRIPTION: 14 room addition to an existing 38 room Holiday Inn Express

Specific Plan: Visitor Commercial

General Plan/Local Coastal Land Use Plan: Commercial Zoning: C-1, C-R/CZ, Neighborhood Commercial,

Commercial Recreational/Coastal Zone

CEQA STATUS: To be Determined upon filing of formal application

REQUIRED APPROVALS:

Commission recommending approval Planning Amendments to Site Development Permit, Coastal Development Permit, and Use Permit, Height Variance, Amendments to the Rockaway Specific Plan, and - City Council/Redevelopment Agency approval of Amendments to Site Development Permit, Coastal Development Permit, and Use Permit, Height Variance, and Amendments to the

Rockaway Specific Plan.

RECOMMENDED ACTION:

None

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PREPARED BY: Lee Diaz, Associate Planner

PROJECT SUMMARY

A. STAFF NOTES:

1. <u>Project Summary</u>: The applicant is exploring the feasibility of adding 14 hotel rooms (twelve new guest rooms and converting existing area into two additional rooms) to the existing 38-room Holiday Inn Express located at 519 Nick Gust Way in the West Rockaway Beach neighborhood. The existing hotel would be expanded on the adjacent 5,846 square foot lot located at the south end of Nick Gust Way, adjacent to the Rockaway Creek. This portion of the property is currently occupied by an existing two-story single-family residence that would be demolished to accommodate 12 of the 14 room addition. The existing single-family home has been vacant for over two years.

The proposed three story addition which includes a parking area totals approximately 9,409 square feet of gross floor area.

The 2,891 square foot ground level would provide parking for 3 vehicles (1 handicapped, 2 standard spaces) and includes storage area, an exercise room, bathrooms, elevator, a great room and stairways. The 3,259 square foot proposed second floor plan would contain 6 new guest rooms and stairways. One of the existing rooms on the second floor would be converted into two rooms. The 3,259 square foot third floor plan will accommodate 6 new guest rooms and one of the existing rooms would also be converted into two rooms. The overall height of the proposed addition would be approximately 42 feet, 7 inches, whereas the height of the existing building is approximately 43 feet, 10 inches.

Required Permits: An amendment to the previously approved Use Permit, Site Development Permit and Coastal Development Permit would be required. In addition, the project also requires a waiver of the Specific Plan's development provisions regarding maximum Floor Area Ratio (FAR). The Specific Plan permits a maximum floor area to lot area ratio (FAR) of 65% for this area. The FAR (existing and proposed) would amount to 175%, which would require a waiver to the Specific Plan requirements. According to the Specific Plan, increases to the 65% maximum shall be considered if additional parking is provided. Approval of a height Variance and parking exception would also be required. Other permits may also be necessary as the project moves through the planning process.

In addition, it appears that the proposed addition will be constructed very close to the existing Rockaway Creek which may raise some potential environmental impacts. The applicant submitted a Preliminary Wetland Delineation dated March 4, 2001 (see attached). This report evaluates wetland and riparian criteria related to the proposed project. The developer will be required to contact and obtain approvals, if applicable, from, but not limited to, the Department of Fish & Game, Regional Water Quality Control Agency, U.S. Fish & Wildlife Service, and the U.S. Army Corps of Engineers.

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The proposed plans were also distributed to Building, Fire, Engineering, Wastewater, North Coast County Water District and the Coastal Commission for comments. Building is requesting that the applicant provide an analysis of the building area (occupancy type of construction). Fire had several comments relating to fire flow, fire alarm systems, fire sprinkler system smoke detectors, fire extinguishers, windows and other utilities. Engineering did not provide any comments. Wastewater requested information as to the location of the new sewer lateral or the conditions of the exiting sewer lateral. North Coast County Water District is interested in the amount of water allocation, water main, water service application, hydrant fire flow, fire protection system, and backflow prevention relating to the project.

2. Specific Plan, General Plan, Coastal Plan, Zoning, and Surrounding Land Uses: The City Council adopted the Rockaway Beach Specific Plan on February 24, 1986 to provide a bridge between the Local Coastal Land Use Plan and development proposals. The Specific Plan combines zoning regulations, capital improvement programs, and development standards which seek to stimulate and attract private investment in the area.

The proposed 14-room addition appears to be consistent with the Visitor Commercial designation of the Rockaway Beach Specific Plan, the Commercial designation of the Local Coastal Land Use Plan, and the General Plan, all of which anticipate the type of development currently proposed. The Specific Plan Visitor-Commercial designation allows restaurants, motels, hotels, lodging houses and specialty shops associated with these uses. Other permitted uses include sports or athletic facilities, cultural centers, museums and other similar activities.

The majority of the property is zoned C-1, Neighborhood Commercial. A small portion on the south side is zoned C-R, Commercial Recreation. The site is also within the Coastal Zone Combining District.

The surrounding land use pattern includes retail shops, restaurants, hotels/motels, multi-family residential uses, public parking lots, and other visitor serving commercial land uses, as well as service commercial and office uses.

3. Municipal Code and Design Guidelines: It is unknown if the proposal would meet all the development standards for the C-1 (Neighborhood Commercial) Zoning District. No minimum setbacks are required in the C-1 zone unless established as part of the Site Development Permit. A parking waiver for 14 spaces would be required. The parking regulations require 1 parking space for each guest room and one additional parking space for the office or manager quarters. The existing and proposed guest room expansion requires a total of 53 parking spaces (52 guest rooms and 1 manager quarters). There are currently 34 existing spaces. With the expansion, a total of 33 vehicle parking spaces and two spaces for motorcycles would be provided. The parking regulations allow one required space to be omitted for each two motorcycle parking space provided. In addition, the original project also received approval of a parking exception for 5 parking spaces. As such, the current proposal would require a parking exception for 14 parking spaces. The proposal would also need to comply with bicycle parking. Bicycle parking spaces must be provided equal to 10% of the required parking in all commercial development. Five bicycle parking are required and are being provided. The proposal would not meet the

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maximum building height requirement and the Floor Area Ratio (FAR) specified in the Rockaway Beach Specific Plan. No landscaping plans were provided to determine if the proposal meets the minimum landscaping requirements which call for 10% of the site to be landscaped.

Additionally, the Specific Plan establishes overall objectives addressing land use and development, parking, and the physical appearance and design of buildings. The Plan also provides independent development standards for the Redevelopment Area and augments existing provisions of the Zoning Code. These regulations are designed to implement the General Plan's goals to develop the visitor-serving potential of the area.

a) Building Use: As previously discussed, the proposal will consist of three stories with a maximum height of approximately 42 feet, 7 inches, whereas 35 feet is permitted. For the West Rockaway Beach planning area, two height standards are specified. Two stories are permitted outright; however, three stories may be permitted if a finding can be made that such height: (1) will not restrict coastal view potential from Highway 1 more than a two-story structure; and (2) will provide an increase in public open space over and above that which would have normally been provided.

At the present time, existing vegetation and buildings preclude most coastal views from Highway 1 as it parallels the West Rockaway Beach planning area. The elevation of Highway 1 increases as it progresses to the south, thereby opening up limited view of the Headlands property and the beach through the Rockaway Beach neighborhood. The primary view from the highway is of the beach and Headlands and can be seen from the highway immediately south of the developed portion of the Rockaway Beach neighborhood. It is most likely, however, that the proposed building may have an impact on the coastal views from Highway 1.

In terms of public open space, the proposal appears to decrease the public open space. As such, adequate open space may not be provided for this project. As mentioned above, two stories are permitted outright; however, three stories may be permitted if a finding can be made that such height: (1) will not restrict coastal view potential from Highway 1 more than a two-story structure; and (2) will provide an increase in public open space over and above that which would have normally been provided.

- b) Intensity: The Specific Plan permits a maximum FAR of 65% for this area. The FAR (existing and proposed) would amount to 175%, which would require a waiver to the Specific Plan requirements. According to the Specific Plan, increases to the 65% maximum shall be considered if additional parking is provided. The overall goal of the Specific Plan is to stimulate and attract quality private investment in this area thereby improving the City's economic health and tax base while strengthening the overall image and attractiveness of the area. The proposal would create 14 hotel rooms which should help stimulate the economic health and tax base of the City.
- c) Parking: As mentioned earlier, a parking exception for 14 parking spaces would be required for this proposal. The City Council/Redevelopment Agency previously discussed the matter of

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parking in the West Rockaway Beach area in March and April 1998. According to the City Council/Redevelopment Agency, it was found that sufficient parking is available, and any existing parking problems are most likely related to the lack of conveniently located centralized spaces rather than total quantity. The last projects in the Redevelopment Area, 400, 420, and 446 Old County Road and 270 Rockaway Beach was granted parking waivers. 400 Old County Road was granted a parking waiver for 29 spaces in May 1998, 420 Old County was granted a waiver for 4 spaces in March 2002, 446 Old County were granted a waiver for 15 spaces in September 2002, and in July 2008, 270 Rockaway Beach was a parking exception for 26 spaces. The commercial building approved at 270 Rockaway Beach has not been constructed. It is unlikely that it will be built as approved.

It should also be noted that an ordinance adopted by the Redevelopment Agency in 1986 allows an in-lieu fee to be paid for each parking space that cannot be provided on-site in the Rockaway Beach Redevelopment Area. In order to assist in Redevelopment activities, the in-lieu parking fee payment allows the use of public parking in considering parking requirements on private property. Currently, the fee is set at \$3,000 per space.

Additionally, the applicant submitted a preliminary traffic impact analysis dated October 6, 2010. The purpose of this preliminary analysis is to determine the impacts of additional traffic and parking in the immediate area. According to this analysis, the addition of 14 guest rooms to the hotel will not create a significant traffic impact nor will it create significant impact on the availability of on-street public parking in the vicinity of the subject site.

- d) Building and Site Design: Based on the existing plans, the project appears to be consistent with the requirements of the Specific Plan as well as the applicable provisions of the City's Design Guidelines. In particular, the Specific Plan states that the building design shall "coordinate all facades of each building's exterior design with regard to color, materials, architectural form and detailing to achieve design harmony and continuity..." The Specific Plan further states that gable or hip roofs are strongly encouraged on all buildings within the West Rockaway Beach sub-area. This will give the area a special identity and minimize a bleak appearance as seen from the highway. The design of the proposed building, including materials, appears to be identical to the existing building and also compatible with the design and scale of the adjacent Days Inn motel, thus achieving design harmony and continuity.
- **4.** <u>Summary</u>: Staff considers the proposed 14 hotel room addition to be consistent with the overall plan objectives defined in the Rockaway Beach Specific Plan. Specifically, the project expands additional visitor-serving, commercial activity as part of an integrated development pattern. Staff also believes the proposal does not appear out of character with the existing mix of land uses.

As proposed, the project would require a building height variance and exceptions to the Specific Plan. In addition, a Parking Exception would also be required. Other permits may also be required and/or other issues may arise as the project moves through planning and environmental review process. Among other things, traffic and aesthetics would be other issues to be addressed in the environmental review along with geotechnical stability.

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Additionally, the level of necessary environmental review per CEQA cannot be determined until a formal application has been submitted and reviewed. A requirement for a complete application will most likely include a biological analysis and hydrological report for the proposed development within the creek. Each of these reports may also be required to be peer reviewed. Development affecting creeks would require consultation with other governmental agencies.

The Commission may wish to provide comments on project density, design, and any other issues of interest to the Commission. Specifically, staff requests that the Commission comment on the following:

- 1. Would the Commission support the project density and design?
- 2. Would the Commission support exceptions to the Rockaway Beach Specific Plan
- 3. Would the Commission support the site layout?
- 4. Would the Commission have any concern about the project compatibility with the neighborhood?
- 5. Would the Commission support a Variance for building height?
- 6. Are there any other areas of concern the Commission would like to address?

Attachment(s):

- a. Conceptual Plans (Site Plan, Floor Plan, Partial Elevations)
- b. Preliminary Wetland Delineation Report, March 4, 2001
- c. Preliminary Traffic Impact Analysis, October 6, 2010