

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 Monday, March 7, 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. 2016-004 FOR GENERAL PLAN AMENDMENT GPA-96-19, REZONING RZ-194-16, ZONING TEXT AMENDMENT TA-116-19, DEVELOPMENT AGREEMENT DA-4-21, SITE DEVELOPMENT PERMIT PSD-811-16, USE PERMIT UP-76-16, TENTATIVE SUBDIVISION MAP SUB-233-16, SIGN PERMIT S-129-19, PARKING EXCEPTION PE-183-19, AND HERITAGE TREE REMOVAL AUTHORIZATION, filed by Brendan and Eamon Murphy, to construct one two-story mixed-use commercial and residential building (Building A) and two three-story residential buildings (Buildings B and C) for a total of 3,165 square feet (sf) of commercial space on the ground floor of Building A and a total of 19 residential units in Buildings A, B, and C, at 570 Crespi Drive (APN 022-162-310) and on a portion of 540 Crespi Drive (APN 022-162-420) in Pacifica. Three of the residential units would be ownership Below Market Rate (BMR) units pursuant to the City's Inclusionary Ordinance. The project would include a condominium subdivision to create one commercial condominium and 19 residential condominiums. The buildings would be constructed on the northern half of the site, while the southern half of the site would remain undisturbed. In addition, the project would involve off-site improvements, including construction of a new driveway and associated parking spaces within the northern portion of the existing Pacifica Community Center located immediately to the west at 540 Crespi Drive. The project would also include rezoning from the M-1 (Controlled Manufacturing) zoning district to the C-2 (Community Commercial) zoning district, a General Plan amendment to allow residential uses on a commercially zoned site in locations other than the same building as a commercial use above the ground floor, a zoning text amendment to conform to the General Plan amendment related to residential development in commercial zoning districts, and a development agreement with certain public and developer benefits including but not limited to construction of 17 parking spaces at the adjacent Pacifica Community Center. Recommended California Environmental Quality Act (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@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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Published in the Pacifica Tribune on February 23, 2022