

*Scenic Pacifica*  
*Incorporated Nov. 22, 1957*

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## PLANNING COMMISSION STUDY SESSION AGENDA

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**DATE:** Monday March 17, 2014

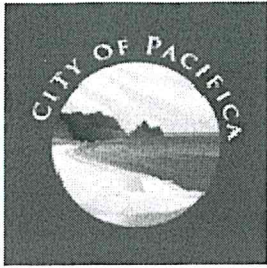
**LOCATION:** Council Chambers  
2212 Beach Boulevard

**TIME:** 6:00 to 7:00 p.m.

**1. Proposal to construct 24 town home condominiums at 801 Fassler Avenue, Pacifica (APN 022-083-020 & 030)**

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.



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## PLANNING COMMISSION STUDY SESSION STAFF REPORT

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**DATE:** March 17, 2014

**LOCATION:** Council Chambers, 2212 Beach Boulevard, Pacifica

**TIME:** 6:00 p.m.

**ITEM#:** 1

**AGENT:** Jeffrey Potts  
SDG Architects, Inc.  
3361 Walnut Blvd., Suite 120  
Brentwood, CA 94513

**APPLICANT:** Samir Sharma  
1 Vista Montana, Apt. #3408  
San Jose, CA 95134

**OWNER:** 1106 Nevada LLC  
5730 Uplander Way, Suite 110  
Culver City, CA 90230

**LOCATION:** 801 Fassler Ave. (West of Sea Crest Condos) APN 022-083-020&030

**PROJECT DESCRIPTION:** Construction of six buildings with four units each that range in size from 1,300 to 2,100 square feet, each with a two car attached garage.

General Plan: Open Space Residential and Low Density Residential  
Zoning: PD with HPD Overlay

**CEQA STATUS:** Additional Environmental Review

**REQUIRED APPROVALS:** Planning Commission approval of a Development Plan, Rezoning, Specific Plan and Subdivision. Other permits may be necessary depending upon project details.

**ADDITIONAL REQUIRED APPROVALS:** City Council approval of Rezoning.

**RECOMMENDED ACTION:** None

Prepared by: Kathryn Farbstein, Assistant Planner

## PROJECT SUMMARY

### DISCUSSION

**1. Background:** A project called “The Prospects” as approved in 2008 which consisted of 29 condominium units with a mixture of clustered and detached dwellings, a parking garage, walking trails and many other amenities. The Planning permits are still active until September 2, 2014. An EIR was certified for the previous project that included many green building features.

**2. Project Description:** The subject site has been sold and the new owner is proposing a modified project. The current proposal is for 24 town home condominium dwellings with four units contained in each of the six buildings proposed. Vehicular access has changed to a loop road that provides access to the buildings, the two car garages proposed for the buildings and the 12 guest parking spaces. Although the proposal is similar to the previously approved project, the layout and shape of the proposed 24 units has changed. The current design results in each of the buildings exceeding the maximum height limit of 35 feet and range in height from approximately 37 to 48 feet in height.

**3. Existing Conditions:** The site is a vacant lot of approximately 11 acres just west of the Sea Crest condominium development on the north side of Fassler Ave. and approximately .3 miles east of Highway 1. Major portions of the property are steeply sloped with a ridgeline (although the ridgeline is not identified as a prominent ridgeline in the General Plan) extending across most of the site, and it appears that no development other than quarrying has taken place on the site. Unobstructed views of the ocean exist all along the subject site.

**4. Zoning, General Plan and Surrounding Land Use:** Staff calculated 7.47 acres of the site to be designated as Open Space Residential, which requires more than 5 acres per site for each dwelling, yielding a density of 1 unit. The Low Density Residential portion of site is 3.69 acres which allows a density of 3-9 units per acre for a maximum density of 33 units for that portion of the site. Thus, the total maximum number of units allowed for the overall site is 34 units. It should be noted that the Transfer of Residential Density was approved for the previous project and still applies now which allows for the 24 units as proposed for the portion of the parcel with the General Plan designation of Open Space Residential.

To the east of the site is the Sea Crest project, which features 46 two and three bedroom townhouse

(condominium) units in eight dwelling groups. The remaining area surrounding the subject site is vacant land with a General Plan designation of Open Space Residential and zoned P-D with an HPD Overlay.

**5. Municipal Code and Regulatory Standards:** The zoning of the site is P-D (Planned Development) with an HPD (Hillside Preservation District) Overlay. Thus, a rezoning to P-D with a Development Plan would be necessary for any project on this site. The HPD Overlay limits the square footage of the lot that can be disturbed, including construction of buildings, access roads, paths, and landscaping.

**6. Comments from Other City Staff and Outside Agencies:** Staff obtained preliminary comments from the Engineering Division. Engineering requested additional information such as an updated traffic study, an updated title report and the Complete Streets Policy compliance. The Building Division commented that 10% of the units in each building must be handicapped accessible, one van accessible guest parking stall with accessible path to all the buildings is needed and all community areas must be made accessible. The Fire Marshall stated that the project must comply with various fire code sections and those comments have been forwarded to the applicant. The North Coast County Water District (NCCWD) commented that a water main extension and Water Service Agreement is necessary and more information can be obtained from NCCWD.

**7. Environmental Review:** Due to the location and size of the project, it is possible or likely that additional environmental review would be required. More detailed analysis would be completed upon submittal of a formal application. Potential environmental issues include aesthetics (visual impact), traffic, access, geology, and biology. One area of particular concern and in need of further study is access to and from Fassler Ave., a road that carries a tremendous amount of traffic traveling at rapid speeds, especially moving westward down the hill.

**8. Staff Analysis:** Since the plans are conceptual, staff is unable to determine if all the same amenities for the previously approved project such as pathways, community room and the plaza have been included in the new project. However, due to the fact that the proposed project exceeds the height limit, the buildings proposed have a new design and the access road has a different configuration, staff believes that this should be considered as a significant modification because of the substantial changes proposed by the current applicant.

Specifically, staff requests that the Commission comment on the following:

1. Would the Commission support the buildings as designed which exceed the height limit?
2. Is the Commission generally supportive of the proposal?
3. Are there any other areas of concern the Commission would like to address?

Attachments:

- a. Land Use and Zoning Exhibit
- b. Plans (Planning Commission only)