



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Agenda

DATE: June 16, 2014
LOCATION: Council Chambers, 2212 Beach Boulevard
TIME: 7:00 PM

ROLL CALL:

SALUTE TO FLAG:

ADMINISTRATIVE BUSINESS:

Approval of Order of Agenda
Approval of Minutes: April 7 and May 5, 2014
Designation of Liaison to City Council Meeting

CONSENT ITEMS:

None

PUBLIC HEARINGS:

None

OTHER AGENDA ITEMS:

1. PV-496-08 EXTENSION OF PERMIT to exceed the Hillside Preservation District lot coverage limitation, for the construction of a bed and breakfast inn, at 130 Dardenelle Avneue, Pacifica (APN 018-113-060). Proposed Action: Grant extension request for two years.

COMMUNICATIONS:

Commission Communications:

Staff Communications:

Oral Communications:

This portion of the agenda is available to the public to address the Planning Commission on any issue within the subject matter jurisdiction of the Commission that is not on the agenda. The time allowed for any speaker will be three minutes.

ADJOURNMENT

Anyone aggrieved by the action of the Planning Commission has 10 calendar days to appeal the decision in writing to the City Council. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing. Judicial review of any City administrative decision may be had only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

The City of Pacifica will provide special assistance for disabled citizens upon at least 24-hour advance notice to the City Manager's office (738-7301). 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.


NOTE: Off-street parking is allowed by permit for attendance at official public meetings. Vehicles parked without permits are subject to citation. You should obtain a permit from the rack in the lobby and place it on the dashboard of your vehicle in such a manner as is visible to law enforcement personnel.

CITY OF PACIFICA

MEMORANDUM

DATE: June 16, 2014

TO: Planning Commission

FROM: Kathryn Farbstein 
Assistant Planner

SUBJECT: Agenda Item No. 1: Request to Extend Variance, PV-496-08 for Two Years at 130 Dardenelle Avenue (APN 018-113-060)

On December 15, 2008, the Planning Commission approved a Variance to exceed the Hillside Preservation District lot coverage limitation, for the construction of a bed and breakfast inn, at 130 Dardenelle Avenue. The permit became effective on December 26, 2008, following the expiration of the required City appeal period. Details of the project are contained in the attached staff report and Planning Commission meeting minutes dated December 15, 2008, and the conditions of approval letter dated December 30, 2008.

The applicant has requested and received four one-year extensions to date. All of the extensions were requested due to the poor economy and the applicant states in the current extension request letter (attached) that this is intended to be a "very high end home".

The applicant is also requesting a two year extension as stated in the attached letter. However; the Pacifica Municipal Code Section 9-4.3407 in part states: "Variances may be renewed for an additional period not to exceed one year provided, prior to the expiration of the variance, an application for renewal is filed with the Commission." Therefore, the Planning Commission can only grant a one year extension for PV-496-08.

The Planning Commission requested that extension requests other than the first extension request be placed on the agenda as a consideration item. In this case, the applicant is requesting a fifth extension; thus, this extension request is being presented to the Commission as a consideration item. Extension requests are not unusual and are generally granted unless there have been significant changes in conditions or circumstances affecting the property or area. In staff's opinion, no changes have occurred that would indicate the extension should not be granted. Therefore, staff recommends that the Commission grant the extension for one year.

COMMISSION ACTION

Move that the Planning Commission **EXTEND** PV-496-08 for the bed and breakfast inn at 130 Dardenelle Avenue for one year to June 16, 2015.

Attachments:

- A. Planning Commission Staff Report and Meeting Minutes from December 15, 2008
- B. Approval Letter with Conditions Dated December 30, 2008
- C. Letter Extension Request from Applicant Dated May 6, 2014