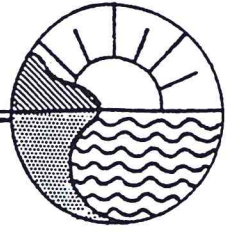


AGENDA

Planning Commission – City of Pacifica



DATE: March 4, 2013

LOCATION: Council Chambers
2212 Beach Boulevard

TIME: 6:00 p.m.

PLANNING COMMISSION STUDY SESSION

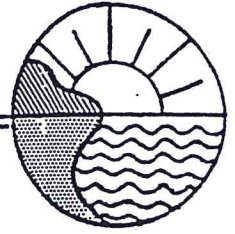
AGENDA

1. Discussion of Draft Palmetto Avenue Design Guidelines.

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



DATE: March 4, 2013
LOCATION: Council Chambers
2212 Beach Boulevard
TIME: 6:00 p.m.
ITEM: 1

STUDY SESSION

APPLICANT: City of Pacifica
170 Santa Maria Avenue
Pacifica, CA 94044
LOCATION: Palmetto Avenue, bordered by Paloma Avenue on the North and
Clarendon on the south
**PROJECT
DESCRIPTION:** Discussion of Draft Palmetto Avenue Design Guidelines
CEQA STATUS: To be determined
RECOMMENDED ACTION: None

Discussion

The City in conjunction with the West Sharp Park Advisory Committee (WSPAC) worked with a consultant to develop a Streetscape Plan along Palmetto Avenue. The focus is the area along Palmetto Avenue bordered by Paloma Avenue on the north and Clarendon Avenue on the south.

On January 31, 2009 the Streetscape Plan was presented to the community in a well attended public forum. It received a very positive response. On June 15, 2009, the Streetscape Plan was presented to the Planning Commission. Members of the Commission were very supportive and enthusiastic about the plan and adopted a resolution recommending that the City Council

approve the Palmetto Avenue Streetscape Plan. On October 12, 2009 the City Council approved the Palmetto Streetscape Plan.

The Palmetto Streetscape Plan also includes design guidelines. Although the consultant that developed the Palmetto Streetscape Plan drafted the Palmetto Avenue Design Guidelines, staff is working on those design guidelines separately. The design guidelines are intended to serve as a guide for property owners and developers who are planning new development projects or renovation of existing structures along Palmetto Avenue bordered by Paloma Avenue on the north and Clarendon on the south.

The Streetscape Plan will be implemented by the City when the undergrounding of all utilities along Palmetto Avenue is completed. The undergrounding project is currently underway and should be completed by December 2014. The streetscape improvements are anticipated to start in April 2014 and completed by September 2014. It should also be noted that staff has held several meetings in the past with the Palmetto Business and Property Owners to solicit input on the design guidelines.

The Commission may wish to indicate whether or not they would like to make any changes to the draft design guidelines or if there are any other issues of interest to the Commission.

Attachment:

1. Draft Palmetto Avenue Design Guidelines