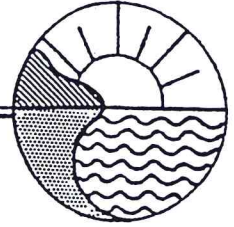


AGENDA



Planning Commission – City of Pacifica

DATE: September 16, 2013
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: August 19, 2013
Designation of Liaison to City Council

CONSENT ITEMS:

None.

PUBLIC HEARINGS:

None.

CONSIDERATION ITEM:

1. SUB-211-06, UP-965-06, PSD-757-06, **EXTENSION OF PERMITS** for the construction of a nine (9) unit three-story condominium building with a subterranean garage at 1567 Beach Boulevard, Pacifica (APN 016-011-190) Proposed Action: Grant one (1) year extension

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

AGENDA MEMO

DATE: September 16, 2013

TO: Planning Commission

FROM: Lee Diaz, Associate Planner

SUBJECT: Agenda Item No.1: Extension of Tentative (Condominium) Subdivision Map, Use Permit, and Site Development Permit, for the construction of 9 condominiums at 1567 Beach Boulevard, Pacifica (APN: 016-011-190)

On May 14, 2007, the City Council, on appeal, conditionally approved a Tentative (Condominium) Subdivision Map, Use Permit, Site Development Permit, and Coastal Development Permit for the development of a vacant parcel with a nine (9) unit three-story condominium building with a subterranean garage at 1567 Beach Boulevard. The Coastal Development Permit was appealed to the California Coastal Commission. Because of the appeal to the Coastal Commission, the final approval was not granted until October 13, 2010. On September 6, 2011 the Planning Commission approved a one year extension of the above referenced permits. On October 1, 2012 the Planning Commission approved a second one year permit extension.

The Use Permit and Site Development Permit were due to expire on October 7, 2013. The California Coastal Commission extended the Coastal Development Permit to March 7, 2014. The Tentative (Condominium) Subdivision Map would have originally expired 24-months after its approval. The Tentative (Condominium) Map was extended to 2010 by operation of law due to the enactment of Government Code Section 66452.21 by the California Legislature in 2008. On July 11, 2011, California Code Section 66452.23 extended the life of the existing Tentative (Condominium) Map by an additional 24 months. Thus, the applicant's Tentative (Condominium) Map will now expire on October 7, 2013.

On August 20, 2013 staff received the attached extension request by the new owner of the property. This is the third extension request. The applicant is requesting the permit extension because additional time is needed to finish the building design and complete the building permit approval process.

Extension requests are not unusual and are generally granted unless there have been significant changes in conditions or circumstances affecting the project or area. There have not been any changes in conditions or circumstances affecting the project or area. Since this is a third extension request, this item would have to be taken under consideration by the Commission.

COMMISSION ACTION REQUESTED

Move that the Planning Commission **EXTEND** SUB-211-06, UP-965-06, and PSD-757-06, to October 7, 2014.

Attachment:

1. Letter from Applicant