

# **AGENDA**

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## **PLANNING COMMISSION – CITY OF PACIFICA**

**DATE:** October 21, 2013  
**LOCATION:** Council Chambers  
2212 Beach Boulevard  
**TIME:** 7:00 p.m.

### **PLANNING COMMISSION STUDY SESSION**

#### **AGENDA**

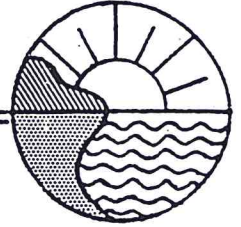
- 1. Construction of a mixed-use project (commercial and residential) at 4545 Coast Highway, Pacifica (APN: 022-012-020).**

The purpose of a study session is to offer an opportunity for informal discussion with the City Council/Planning Commission. No formal action is taken. Any statements made by a City Council, 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

PLANNING COMMISSION - CITY OF PACIFICA



**DATE:** October 21, 2013  
**LOCATION:** Council Chambers  
2212 Beach Boulevard  
**TIME:** 7:00 p.m.  
**ITEM:** 1

## STUDY SESSION

**APPLICANT/  
OWNER:** Guru Thalapaneni  
1920 Glenbrook Road  
Glenbrook, NV 89413

**LOCATION:** "The Rock" - 4545 Coast Highway (APN: 022-012-020)

**PROJECT  
DESCRIPTION:** Construction of a mixed-use project (commercial and residential).

General plan: Commercial  
Zoning: C-1+, Neighborhood Commercial

**CEQA STATUS:** To be determined upon filing of a formal application

**REQUIRED APPROVALS:** Planning Commission approval of a Use Permit, Site Development Permit, Variance, and Tentative (Condominium) Subdivision Map.

**ADDITIONAL REQUIRED APPROVALS:** Caltrans approval required for construction work and any improvements within the Highway 1 right-of-way.

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## PROJECT SUMMARY

### DISCUSSION

**1. Project Description/Background:** The applicant is exploring the feasibility of constructing a mixed-use project on a 125,166 square foot (2.873 acres) vacant parcel known as "The Rock." The subject property is located on the east side of Highway 1 between Fassler Avenue and Sea Bowl Lane in the Rockaway Beach neighborhood. The Planning Commission had previously approved a 60 guestroom motel on this site in February 1995. No building permits were ever submitted to construct the motel. Subsequently, the planning permits also expired for this approval.

According to the conceptual plans submitted by the applicant, the proposed project would consist of two buildings with a total of 63 residential units and a detached parking garage for 184 parking stalls. The height of the residential/commercial buildings would range from approximately 41 to 46 feet. The conceptual plans do not indicate the height of the garage. The ground floors of the two buildings will provide approximately 21,900 square feet of commercial space. The three floors above the ground floor of building 1 and the four floors above the ground floor of building 2 would accommodate the 63 condominium units. The dwelling units would be two and three bedrooms ranging from 1,140 to 1,480 square feet of living area. Each unit will have a 150 square foot private balcony. Vehicle access to the site would be provided off Fassler Avenue and Sea Bowl Lane. A traffic impact analysis was completed for the project on May 31, 2013 by RKH. The analysis concluded that the project would not create a significant traffic impact.

The site consists of a steep hill with a central peak. The site is highly disturbed due to possible quarrying activities and prior construction (1920's) of a large commercial pavilion which was destroyed by fire. Large areas of the site have been cut, graded and benched, leaving exposed bedrock, large boulders, loose gravel, and remnants of a rough roadway including the former pavilion. The site is heavily vegetated at the north end, primarily with a stand of eight large Monterey Cypress trees, a few ornamentals, and a typical assortment of north facing scrub plant communities. The southeast portion is grassy, with some broom shrubs, coyote bushes, escaped ornamentals and a tight grouping of seven Cypress trees. The remainder of the property, including the northwest face is exposed rock. The upper portion of the site has an unobstructed view of Rockaway Beach, the ocean to the west, and coastal hills to the east.

**2. Zoning, General Plan and Surrounding Land Use:** The site is zoned C-1+ (Neighborhood Commercial District, plus sign indicates that a rezoning requires a vote of the people), which

allows commercial uses and residential dwelling units above the ground floor area with approval of a Use Permit. The Municipal Code requires a minimum lot area of 2,000 square feet per unit. The size of the subject lot area is 125,166 square feet, which would permit a total of 62.5 dwelling units. Section 9-4.2312 of the Municipal Code allows rounding when calculating density. Therefore, a total of 63 units would be permitted on the site.

The site is part of the Rockaway Beach Planning area, as identified in the Pacifica General Plan. The property has a Commercial designation under the General Plan. Additionally, the General Plan narrative states that the subject site is suitable, because of its location and adjacent uses, for highway-oriented, visitor-serving commercial uses, such as a motel, restaurant, etc. The narrative further mentions that the preparation of this site for any use will require substantial grading, and site development plans should include erosion control, revegetation of graded areas with native or low-maintenance material and landscaping. Further, the Open Space Task Force identifies the site as a valuable neighborhood buffer and vista point. The site is outside of the coastal zone.

**3. Municipal Code and Regulatory Standards:** Since the plans are only conceptual, it is not known if the proposal would meet all the development standards. It would still need to be determined if the proposal would meet all the development standards such as building setbacks, landscaping, private open space, useable open space, etc. In terms of on-site parking, the applicant is proposing a total of 215 parking spaces which includes approximately 29 surface parking spaces. However, it is uncertain how many actual parking spaces would be required without having a breakdown of the square footage of each commercial use on the site. Retail and restaurant uses, for example, have different parking requirements. In addition, the proposal would need to comply with on-site bicycle parking. The height of the residential buildings, as proposed, would require approval of a Variance. The development would also need to comply with the complete streets policy requirements which include, but are not limited to maximizing connections with the existing circulation networks, minimizing ingress and egress points and consolidating entries, providing public transit facilities and improvements, providing bicycle and pedestrian facilities (bike lanes and sidewalks), minimizing pedestrian crossing distances by providing curb extensions; medians with safety refuges, and other treatments, improving safety by providing lighting and traffic calming devices for residential streets, including landscaping (trees, medians, key intersections and gateways), and providing street furniture and maintain on street parking.

**4. Comments from Other City Departments:** Staff solicited comments from the Fire Department, Building Division of Planning, and Wastewater Division, Police Department, Engineering Department of Public Works and Caltrans. The Fire Department will require that the development comply with the current CFC and all City of Pacifica amendments to the CFC in effect at the time of formal project submittal including, but not limited to fire sprinklers, fire flow- Appendix B and BB, Fire Access – Appendix D, Fire Hydrant locations – Appendix C, and fire alarms. The Building Division will require that the garage height have a 98 inch clearance from each floor, provide building type of construction and area analysis, and show accessible

units and calculation of the number of accessible units. The Wastewater Division has indicated that the sanitary sewer connection is feasible. The Police Department requires that ample lighting within the parking garage be provided. Engineering and Caltrans have yet not submitted any comments.

**5. Staff Analysis:** The surrounding neighborhood includes a mix of commercial and residential uses. As the General Plan mentions, the subject site is suitable, because of its location and adjacent uses, for highway-oriented, visitor-serving commercial uses, such as a motel, restaurant, etc. It's unknown if the ground commercial uses would be visitor serving. The conceptual floor plans do not indicate the type of commercial uses proposed. Additionally, the size of the multi-story buildings and garage do not appear to be compatible with the surrounding neighborhood. The project appears to be more of a residential use than a truly mixed-used project.

As proposed, the project will require approval of a Use Permit, Site Development Permit, and Tentative (condominium) Subdivision Map. Other permits may also be required and/or other issues may arise as the project moves through the environmental review process. Among other things, traffic and aesthetics would be other issues to be addressed in environmental review. However, for study session purposes, the Commission should provide comments on whether or not the use is appropriate for the site, density, General Plan compatibility and any other issues of interest to the Commission.

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

1. Would the Commission support the project density?
2. Would the Commission have any concern about the project compatibility with the neighborhood?
3. Would the Commission have any concern about the General Plan compatibility?
4. Are there any other areas of concern the Commission would like to address?

Attachments:

- a. Land Use and Zoning Exhibit
- b. Conceptual Plans
- c. Photo simulations