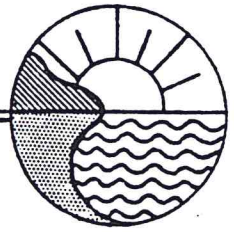


AGENDA



Planning Commission – City of Pacifica

DATE: November 4, 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: September 16, 2013

Designation of Liaison to City Council Meeting of:

CONSENT ITEMS:

None

PUBLIC HEARINGS:

None

CONSIDERATION ITEM:

- 1 UP-978-07 EXTENSION OF PERMITS for the construction of one single-family residence with a second residential unit south of Fassler Avenue and east of Roberts Road (APN: 022-150-030) Proposed Action: Grant extension request.
PSD-763-07

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: November 4, 2013

TO: Planning Commission

FROM: Lee Diaz, Associate Planner

SUBJECT: Agenda Item No.1 : Extension of Use Permit and Site Development Permit for the construction of one single-family residence with a second residential unit south of Fassler Avenue and east of Roberts Road (APN: 022-150-030)

On October 15, 2007, the Planning Commission conditionally approved a Use Permit and Site Development Permit for the development of one-single family home with a second residential unit on the south side of Fassler Avenue east of Roberts Road. The project was associated with the Harmony @ One 14 lot subdivision that was also approved by the Planning Commission and City Council.

The subject permits were due to expire on November 26, 2008. At the request of the applicant, the Planning Commission granted a one (1) year extension of the permits on October 6, 2008. The road that would provide access to the subject property had not been constructed. On November 16, 2009 the Commission approved a second extension of the permits because the access road had yet not been constructed. On December 6, 2010 the Planning Commission approved a third extension request because the access road had not been constructed. A fourth extension was also approved on December 3, 2011 for the same reasons mentioned above. On December 17, 2016 the Planning Commission approved a fifth extension because the access road had not been constructed.

The Use Permit and Site Development Permit were due to expire on December 3, 2013. On October 21, 2013 staff received the attached extension request. This is the applicant's sixth extension request. The applicant is requesting the permit extension because the road that would provide access to their subject property has still not been constructed.

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 that would indicate that the extension should not be granted. Because this is the applicant's fourth extension request, this item is presented as a consideration item.

COMMISSION ACTION REQUESTED

Move that the Planning Commission **EXTEND** UP-978-07 and PSD-763-07 to December 3, 2014.

Attachment:

1. Letter from Applicant, 10/21/13