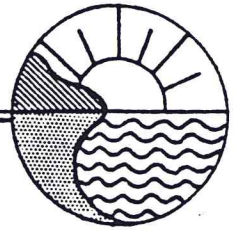


AGENDA



Planning Commission – City of Pacifica

DATE: January 17, 2012
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: December 5, 2011
Designation of Liaison to City Council Meeting of: January 23, 2012

CONSENT ITEMS:

1. PSD-781-10 EXTENSION OF PERMITS for construction of a single-family on a substandard lot at 43 Birch Lane, (APN 016-294-520) Proposed Action: Grant six (6) month extension request
PV-506-10
CDP-326-10

PUBLIC HEARINGS:

None.

CONSIDERATION ITEMS:

2. PSD-730-04 EXTENSION OF PERMITS for the construction of a single-family residence on the southwest portion of Oddstad Way and Troglia Terrace (APN 022-071-210 & -240) Proposed Action: Grant one (1) year extension request
3. CC-05-10 EXTENSION OF PERMITS to convert 170 existing apartment units into condominium units at 435 Gateway Drive (APN 009-540-110, 120, 130, 140, 150, 160 and 170) Proposed Action: Grant one (1) year extension request
PE-148-08
UP-987-08

OTHER AGENDA ITEMS:

None.

COMMUNICATIONS:

Commission Communications:

Staff Communications:

Memo regarding Gorilla BBQ appeal.

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: January 17, 2012

TO: Planning Commission 

FROM: Kathryn Farbstein, Assistant Planner

SUBJECT: Agenda Item No. 1: Extension for Construction of New Single-Family Dwelling on a Substandard Lot at 43 Birch Lane, Site Development Permit, PSD-781-10, Variance, PV-506-10 and Coastal Development Permit, CDP-326-10 (APN 016-294-520).

On December 6, 2010, the Planning Commission approved the demolition of an old dwelling and construction of a replacement single-family dwelling on a substandard lot at 43 Birch Lane, Site Development Permit, PSD-781-10, Variance, PV-506-10 and Coastal Development Permit, CDP-326-10. Attached is the Agenda Memo, Planning Commission meeting minutes and the grant letter with the conditions of approval.

The permits were due to expire on January 11, 2012. On December 28, 2011, the applicant submitted an extension request (attached) for 6 months to July 11, 2012. In the request, the applicant stated that additional time is needed to address the plan check comments and finish the building permit process.

The existing dilapidated building has been removed and plan check has started on the new dwelling. However, a building permit has not been issued yet.

It is not unusual for the applicant to request an extension for approved permits. Extensions are generally granted unless there have been significant changes in the conditions or circumstances affecting the property or area. Staff believes that no changes have occurred and is therefore recommending that the Commission grant the extensions of the Planning permits for the construction of a new dwelling for six months as requested by the applicant.

COMMISSION ACTION REQUESTED

Move that the Planning Commission **EXTEND** PSD-781-10, PV-506-10 and CDP-326-10 to July 11, 2012.

43 Birch Lane – Planning Commission Memo

January 17, 2012

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Attachments:

- a. Letter from Applicant Dated December 27, 2011
 - b. Agenda Memo and Planning Commission Meeting Minutes from December 6, 2010
 - c. Grant Letter with Conditions of Approval Dated January 12, 2011
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CITY OF PACIFICA

AGENDA MEMO

DATE: January 17, 2012

TO: Planning Commission

FROM: Lee Diaz, Associate Planner

SUBJECT: Agenda Item No. 2: Extension of Site Development Permit for the construction of a three-story single-family residence at the southwest portion of Oddstad Way and Troglia Terrace (APN 022-071-210 & -240).

The Planning Commission approved an amendment to a Site Development Permit on November 20, 2006 for the construction of a three-story single-family residence on a 33,750 square foot vacant lot located at the southwest portion of Oddstad Way and Troglia Terrace in the Rockaway Beach neighborhood. The amendment to the Site Development Permit was due to a discrepancy between the originally approved topography map and the new topographic survey prepared by the applicant. The original application for the Site Development Permit was by a different property owner. Details of the proposal are contained in the attached staff report dated November 20, 2006. Also attached are the minutes of the Planning Commission meeting.

The amended Site Development Permit was due to expire on November 20, 2007. At the request of the applicant, the Planning Commission granted a one (1) year extension for the Site Development Permit on December 17, 2007. At that time, the final documents for the building permit were still being reviewed by the Planning and Building Department. On December 1, 2008 the Commission considered a second extension request but voted (7-0) to continue the extension request for a public hearing. The applicant had requested the extension due to problems obtaining a home loan. Some of the Commission members had questions about the history of the project and others had concerns about the road maintenance agreement that was required as a condition of approval. On January 5, 2009 the Commission held a public hearing and approved the second extension of the Site Development Permit (see attached minutes). At the applicants request the Commission approved a third extension on December 7, 2009. On December 6, 2010 a fourth extension was approved by the Commission.

The Site Development Permit was due to expire on November 20, 2011. On November 21, 2011 staff received the attached extension request. This is the project's fifth extension request. The applicant is requesting the permit extension because he is in the process of obtaining a financial loan. The building permit is ready to be issued once all required fees are paid to the City.

Extension requests are not unusual and are generally granted unless there have been significant changes in conditions or circumstances affecting the project or area. In staff's opinion, there have not been any changes that would indicate that the extension should not be granted.

COMMISSION ACTION REQUESTED

Move that the Planning Commission **EXTEND** PSD-730-04 to November 20, 2012.

Attachments:


1. Planning Commission Staff Report, 11/20/06 (without attachments)
2. Planning Commission Minutes, 11/20/06
3. Planning Commission Minutes, 01/05/09
4. Letter from Applicant, received 11/21/11

CITY OF PACIFICA

AGENDA MEMO

DATE: January 17, 2012

TO: Planning Commission

FROM: Kathryn Farbstein, Assistant Planner 

SUBJECT: Agenda Item No. 3: Extension of Condominium Conversion, CC-05-08, Parking Exception, PE-148-08, and Use Permit, UP-987-08, to Convert an Existing Apartment Complex into Condominiums at 435 Gateway Drive (APN 009-540-110, 120, 130, 140, 150, 160 and 170).

On December 15, 2008, the Planning Commission approved the Condominium Conversion, Parking Exception, Tentative Condominium Map and Use Permit to convert a 170 unit existing apartment complex into individually owned condominium units at 435 Gateway Drive. Attached is the staff report, Planning Commission meeting minutes and the grant letter with the conditions of approval.

The permits were due to expire on December 31, 2010. On November 24, 2010, the applicant submitted an extension request for a year to December 31, 2011. The Planning Commission granted the extension request for one year on December 6, 2010. On November 18, 2011, the applicant requested a second extension request for one year due to unavoidable construction costs (see attached letter).

The Governor signed AB 333 in March of 2010 which automatically extended the life of the existing Tentative Maps, including Tentative Condominium maps, with approvals that have not expired by July 15, 2009 and that will expire before January 1, 2012. The extension is for two years as stated in Government Code Section 66452.22. Therefore, the deadline for the Tentative Map has already been extended to December 31st of 2012. However, the remaining Planning permits will expire unless an extension is granted by the Planning Commission.

It is not unusual for the applicant to request an extension for approved permits. Extensions are generally granted unless there have been significant changes in the conditions or circumstances affecting the property or area. Staff believes that no changes have occurred and is therefore recommending that the Commission grant the extensions for the Condominium Conversion, Parking Exception and Use Permit for one year as requested by the applicant.

COMMISSION ACTION REQUESTED

Move that the Planning Commission **EXTEND** CC-05-08, PE-148-08 and UP-987-08 to December 31, 2012.

Attachments:

- a. Letter from Applicant Dated November 18, 2011
- b. Staff Report and Planning Commission Meeting Minutes from December 15, 2008
- c. Grant Letter with Conditions of Approval Dated December 31, 2008