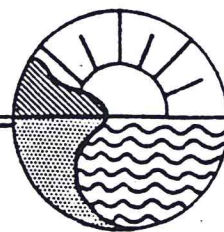


# AGENDA



## Planning Commission – City of Pacifica

DATE: February 21, 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: February 6, 2012  
Designation of Liaison to City Council Meeting of: February 27, 2012

### CONSENT ITEMS:

None.

### PUBLIC HEARINGS:

1. Adoption of a Resolution Recommending that the City Council Adopt an Ordinance Amending the Pacifica Municipal Code to Extend the Growth Control Ordinance for five years. Recommended CEQA status: Exempt; Proposed Action: Approve Recommendation.

### CONSIDERATION ITEMS:

None.

### OTHER AGENDA ITEMS:

None.

### 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.***

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# CITY OF PACIFICA

## MEMORANDUM

**DATE:** February 21, 2012

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**TO:** Planning Commission

**FROM:** Lee Diaz, Associate Planner

**SUBJECT:** **Agenda Item No. 1:** Adoption of a Resolution Recommending that the City Council Adopt an Ordinance Amending the Pacifica Municipal Code to Extend the Growth Control Ordinance for Five Years

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The City's Growth Control Ordinance is due to expire on June 30, 2012. The Municipal Code contains a termination clause (Section 9-5.11) which limits the City's Growth Control Ordinance to a five-year term. The City Council and the California Coastal Commission would also need to approve an amendment to Section 9-5.11 of the Pacifica Local Coastal Plan to extend the ordinance. The Coastal Commission previously approved three amendments to Section 9-5.11 extending the Growth Control Ordinance in its current form. The Local Coastal Plan amendment does not change any of the substantive provisions of the ordinance.

The purpose of the Growth Control Ordinance is to time the phasing of residential growth so that development does not outpace the City's ability to provide needed services and infrastructure to support the growth. The ordinance allocates a total of 70 building permits per year for residential development. Individual single-family dwellings on existing lots, affordable and senior housing, and second residential units are exempt. The ordinance provides that unused allocations will accrue from year-to-year, creating an annual balance of unused allocations. Individual applicants are entitled to 20 percent of the annual balance in any given year. The ordinance also requires a public vote to rezone any land in an agriculture district or in a Hillside Preservation District.

It should be noted that the last time any allocations were approved was on May 22, 2006. Twenty-three allocations were approved for the Connemara residential project. As of February 21, 2012, a balance of 1,214 remained. An excess of permits (over 70 units allotted per year) occurred due to carry-over of unused permits from previous years.

Ample permits are available for development and to allow the City to meet its regional housing needs. The ordinance ensures that the rate of timing of residential growth does not outpace the City's ability to provide necessary public services and infrastructure.

**COMMISSION ACTION**

Move that the Planning Commission **ADOPT** the attached resolution entitled, “A Resolution of the Planning Commission of the City of Pacifica recommending that the City Council adopt an ordinance amending the Municipal Code to extend the Growth Control Ordinance for five years.”

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Attachments:

1. Commission Resolution
2. Growth Control Ordinance