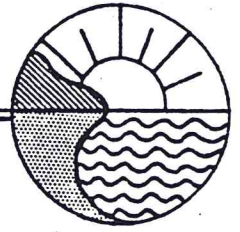


AGENDA



Planning Commission – City of Pacifica

DATE: October 1, 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: August 20, 2012
- Designation of Liaison to City Council Meeting of:

CONSENT ITEMS:

None

PUBLIC HEARINGS:

1. Amendment to CDP-334-12 AMENDMENT to COASTAL DEVELOPMENT PERMIT, filed by the owner and applicant, Mike O'Connell, to change the siding materials and driveway entrance for a three-story single-family dwelling currently under construction at 240 Stanley Avenue (APN 023-019-200) . Recommended CEQA status: Exempt Proposed Action: Approve.

CONSIDERATION ITEM:

- UP-965-06 EXTENSION OF PERMITS for the construction of a nine (9) unit three-story condominium building with a
PSD-757-06 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

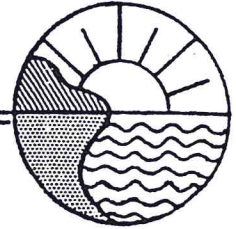
Anyone aggrieved by the action of the Planning Commission has 10 calendar days to appeal the decision in writing to the City Council. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered 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.

STAFF REPORT

PLANNING COMMISSION-CITY OF PACIFICA



DATE: October 1, 2012

ITEM: 1

PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of Public Hearing was published in the Pacifica Tribune on March 7, 2012. 46 surrounding property owners and residents were notified by mail.

FILE: Amendment to
CDP-334-12

APPLICANT AND OWNER: Mike O'Connell, 275 Juanita Avenue, Pacifica, CA 94044

LOCATION: 240 Stanley Avenue (APN 023-019-200)

PROJECT DESCRIPTION: Revise the siding materials and driveway for the single-family dwelling under construction at 240 Stanley Avenue. The Planning Commission approved the project on March 19, 2012.

General Plan: Low Density Residential
Zoning: R-1/CZ (Single-Family Residential/Coastal Zone)

CEQA STATUS: Exempt Section 15303(a)

ADDITIONAL REQUIRED APPROVALS: None.

RECOMMENDED ACTION: Approve driveway and siding change.

PREPARED BY: Kathryn Farbstein, Assistant Planner

R-1 ZONING STANDARDS CONFORMANCE:

The proposed revision to the siding materials and driveway does not change the R-1 Zoning Standards Conformance Chart as listed in the original staff report (See Attachment A).

PROJECT SUMMARY

A. STAFF NOTES:

1. Background: The Planning Commission approved a three story single-family dwelling with an attached three car garage on March 19, 2012 (See Attachment B and C). The building permit was issued on May 18th and the project is currently undergoing construction. On June 20, the applicant contacted Planning staff with a request to change the siding material and the driveway entrance. Staff reviewed the proposed changes and determined that the changes were substantial enough to warrant review by the Planning Commission as stated in Condition #1. On September 6, 2012, the applicant submitted an application for the driveway and siding changes.

2. Project Description: The current siding material consists of: 1) lower level has stone siding, 2) middle level has horizontal fiber cement board siding, and 3) upper level has fiber cement shingle siding. The proposed change would be to ledge stone siding on the lower level and stucco siding on the upper two floors. Renderings of the proposed siding change for the subject dwelling and colored photos of a different house, which has a similar type of stucco treatment, were provided by the applicant (See Attachment D). The applicant also proposes to modify the driveway configuration previously approved by changing the location of the retaining walls, reducing the amount of paved area and adding landscaping in front on both sides of the retaining walls on either side of the driveway.

3. Municipal Code and Regulatory Standards: As mentioned previously, Condition #1 approved by the Planning Commission states that:

“Development shall be substantially in accord with the plans entitled “New Single-Family Residence 240 Stanley Avenue,” consisting of nine (9) sheets, dated February 29, 2012 except as modified by the following conditions.”

In this case, staff determined that the siding change from three different materials (stone, board and shingles) to ledge stone and stucco is a substantial enough change that warrants review by the Planning Commission. Staff initially had concerns about the type of stucco treatment but the applicant has provided a photograph of the stucco treatment used on another dwelling as a sample. The applicant has stated that the stucco siding will be finished by hand. In addition, the applicant will be making a presentation to the Planning Commission regarding the proposed stucco treatment.

4. Coastal Development Permit Regulations and Findings: The Planning Commission approved Coastal Development Permit, CDP-334-12 and the proposed changes to the project would require approval of an Amendment to CDP-334-12.

5. Staff Analysis of the Design Changes: In the Conclusion section regarding Community Scale and Design of the Local Coastal Program (page. C-106), new development within the appeal zone that requires discretionary review must also undergo design review. Design review is necessary to assure attractive, appropriate development and factors such as architectural style, scale, site use, materials and landscaping shall be considered. In staff's opinion, the ledge stone on the ground floor with the dark garage doors appear to be incorporated into the hillside with a two story dwelling above. In addition, the type of stucco treatment utilized will result in an attractive finish on the structure. Upon review of the information presented to staff and attached to this report (Attachment D and E), staff has determined the changes to the siding material would be appropriate for the design of the single-family dwelling and the revised driveway entrance would increase the amount of landscaping in the front yard area.

6. Summary: In light of the foregoing, staff recommends that the Planning Commission approve the Amendment to CDP-334-12 for 240 Stanley Avenue. Staff believes that the proposed changes to the siding materials and driveway entrance for the single-family residence currently under construction is well designed, aesthetically pleasing and is appropriate for the neighborhood.

RECOMMENDATION AND FINDINGS

B. RECOMMENDATION:

Staff recommends that the Planning Commission **APPROVE** Amendment to the Coastal Development Permit CDP-334-12 to change the siding materials and the driveway approach for the proposed dwelling at 240 Stanley Avenue. No additional conditions of approval are necessary and the revisions, if approved, will become part of the record. However, the applicant will have to submit revised plans to the Building Department for review and approval.

C. FINDINGS:

1. Findings for Approval of the Amendment to the Coastal Development Permit: The Planning Commission finds that the proposed siding material changes and new driveway entrance for the single-family dwelling conforms to the Local Coastal Program. Specifically, the project with the proposed changes will be compatible with the surrounding properties in Pedro Point and more landscaping will be added to the front yard. The proposed changes in the design will not result in the project blocking any public or private coastal views. The revised project will continue to have distinctive architectural features such as the use of different siding materials and more landscaping in the front yard that will help create visual interest in the structure.

COMMISSION ACTION

D. MOTION FOR APPROVAL:

Move that the Planning Commission APPROVE Amendment to CDP-334-12, and adopt findings contained in the October 1, 2012 staff report, and incorporate all maps and testimony into the record by reference.

Attachments: (Planning Commission only)

- A. Planning Commission Staff Report from March 19, 2012
- B. Planning Commission Meeting Minutes from March 19, 2012
- C. Reduced Set of Approved Plans
- D. Renderings with Proposed Siding Changes– 4 pages
- E. Plans and Elevations

CITY OF PACIFICA

AGENDA MEMO

DATE: October 1, 2012
TO: Planning Commission
FROM: Lee Diaz, Associate Planner
SUBJECT: Agenda Item No. 2: Extension of 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.

The Use Permit and Site Development Permit were originally due to expire on October 7, 2012. The California Coastal Commission extended the Coastal Development Permit to March 7, 2013. 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. Effective 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. The new legislation does not affect the life of the ancillary permits.

On September 4, 2012 staff received the attached extension request. This is the applicant's second extension request. The applicant is requesting the extension because the owners are trying to attract a buyer for the property and they need additional time.

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 second extension request, this item would have to be taken under consideration by the Commission.

COMMISSION ACTION REQUESTED

Move that the Planning Commission **EXTEND** UP-965-06 and PSD-757-06 to October 7, 2013.

Attachments:

1. Letter from Applicant, 08/30/12