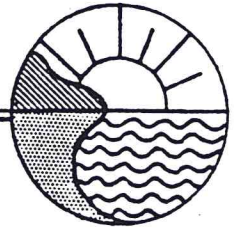


# AGENDA



## Planning Commission – City of Pacifica

**DATE:** November 5, 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: October 15, 2012

Designation of Liaison to City Council Meeting of: November 13, 2012

**CONSENT ITEMS:**

None

**PUBLIC HEARINGS:**

- 1. Amendment to CDP-334-12** AMENDMENT to COASTAL DEVELOPMENT PERMIT, filed by the owner and applicant, Randy Berend, 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).

**CONSIDERATION ITEM:**

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.**

# CITY OF PACIFICA

## MEMORANDUM

**DATE:** November 5, 2012

**TO:** Planning Commission

**FROM:** Kathryn Farbstein  
Assistant Planner

**RE:** Item #1: 240 Stanley Avenue, Amendment to Coastal Development Permit CDP-334-12 for Driveway Retaining Walls and Siding Change

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Background - The single family dwelling currently under construction was approved by the Planning Commission on March 19, 2012. On September 6, 2012, Randy Berend, as the applicant and one of the owners, submitted a Planning Application requesting a change to the siding and the driveway retaining walls on private property. However, staff discovered on September 20, 2012, that one of the driveway retaining walls had been constructed onto public right of way. The portion of the retaining wall on public right of way had not been granted an encroachment permit by Engineering and was not the proposed location submitted to the Planning Commission for approval on September 6<sup>th</sup>.

On October 1, 2012, the Planning Commission opened the public hearing to discuss the proposed changes to the siding materials and the driveway retaining wall construction. The applicant was not present for the meeting and no members of the public attended to discuss the item. The Planning Commission decided to continue the item until the portion of the retaining wall on the public right of way could be reviewed by Engineering staff.

On October 11, 2012, Randy Berend submitted a plan to Engineering staff for a different driveway retaining wall within the public right of way. Engineering reviewed the proposed retaining wall and provided a response in the attached memo dated October 24, 2012 (see Attachment A) but it is not clear in the memo whether the encroachment permit can be issued. Planning staff scheduled the continued item for review by the Planning Commission on November 5<sup>th</sup> and sent out a courtesy notice to the neighbors regarding the meeting date.

The applicant formally submitted revised plans to the Planning Department on October 17, 2012. The plans contain details of the approved and current proposed design of the driveway retaining wall. Staff repeatedly asked for a better depiction of the proposed retaining wall design as recommended by the Planning Commission. Based on the information provided, Planning staff is unable to provide an adequate explanation of what the wall will look like and why there is a need

need for a retaining wall in the public right of way. However, the applicant will be present at the meeting this time to discuss the driveway retaining wall issues.

Attachments

Memo from Engineering Dated October 24, 2012

Staff Report Dated October 1, 2012

Planning Commission Meeting Minutes from October 1, 2012

Revised Site Plan and Driveway Retaining Wall Details from Applicant Dated October 17, 2012