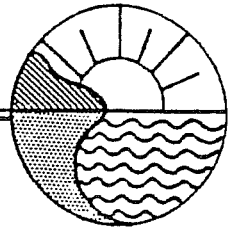


AGENDA



Planning Commission – City of Pacifica

DATE: Monday, July 18, 2011

LOCATION: Council Chambers
2212 Beach Boulevard

TIME: 6:00 p.m.

PLANNING COMMISSION STUDY SESSION

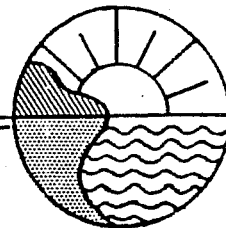
AGENDA

- 1. Construction of a Single Family Residence with a Second Residential Unit--
Southwest of Gypsy Hill Road, Pacifica, CA (APN 016-421-080)**

The purpose of a study session is to offer an opportunity for informal discussion with the Planning Commission. Any statements made by a Commissioner or staff member at a study session are informal only and are not to be considered commitments or guarantees of any kind.

The City of Pacifica will provide special assistance for disabled citizens upon at least 24-hour advance notice to the City Manager's office (738-7300). 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.

STAFF REPORT



PLANNING COMMISSION-CITY OF PACIFICA

DATE: July 18, 2011

LOCATION: Council Chambers
2212 Beach Boulevard

TIME: 6:00 PM

ITEM: 1

PLANNING COMMISSION STUDY SESSION

**APPLICANT/
OWNER:**

Morning Star Ridge LLC
1016 Monteverde Drive
Pacifica, CA 94044

LOCATION: Southwest of Gypsy Hill Road (APN 016-421-080)

PROJECT

DESCRIPTION: Construction of a Single Family Residence with a Second Residential Unit.

Zoning

Current - R-1/B-10/HPD, Single-Family Residential with A B-10 and Hillside Preservation District Overlay

Proposed - PD, Planned Development/Hillside Preservation District

General plan

Current - Open Space Residential

Proposed - No Change

CEQA STATUS: To be determined upon filing of formal application

REQUIRED APPROVALS:

Planning Commission approval of a Variance, Development Plan, Specific Plan, and recommending approval of a Rezoning --City Council Approval of Rezoning and Development Plan

RECOMMENDED ACTION: None

PREPARED BY: Lee Diaz, Associate Planner

PROJECT SUMMARY

A. STAFF NOTES:

1. **Project Description:** The applicant proposes to develop a 3.5 acre vacant parcel with a two-story single-family residence that includes a second residential unit at the southwest portion of Gypsy Hill Road in the East Sharp Park neighborhood. The residence will cover approximately 2.1% of the lot (excludes driveways, walkways, landscaping, and uncovered parking areas) and reach a maximum height of approximately 30 feet. The proposed single-family residence would be situated towards the northwestern portion of the 3.5 acre lot.

The 4 bedroom, 2-1/2 bath single-family residence would contain approximately 3,420 square feet of floor area, exclusive of an 864 square foot three-car garage, and 576 square feet of patio area. The entry level will feature one bedroom, one bathroom, living room, mud room, kitchen/dining area, a deck, and the three-car garage. The lower level plan will accommodate a den, three bedrooms, one and a half bathrooms, mechanical/storage area, and the second residential unit.

Existing Conditions: The vacant parcel is located upon the northwestern portion of a larger landform commonly known as Gypsy Hill. Gypsy Hill comprises five parcels totaling approximately 59.2 acres and is located east of Highway 1 in the East Sharp Park neighborhood. It is bounded on the west by Francis Avenue, to the south by the Sharp Park Golf Course, to the east by Sharp Park Road, and to the north by Clarendon Road. The General Plan designates Gypsy Hill for residential and commercial development. The site is also located in an area occupied by four other residential sites built on large lots between 30 and 50 years ago. The property is fairly steep, it has a south-facing slope covered with native coastal scrub vegetation, Monterey Pine and eucalyptus trees and some patches of non-native grasses. Access to the property is through an existing 50-foot wide access road easement that runs from Sharp Park Road to the site. The private road is shared by the other property owners and is approximately 2,300 linear feet from Sharp Park Road to the subject site. The road surface, which combines dirt, gravel, and pavement sections, is severely deteriorated. The applicant would be required to improve the existing roadway.

2. **General Plan, Zoning and Surrounding Land Use:** The General Plan designation for the subject property is Open Space Residential. The zoning classification is R-1/B-10/HPD, Single-Family Residential with a B-10 and Hillside Preservation District overlay, which permits single-family residential construction with a lot size requirement of more than 5 acres and larger than typical setbacks for the R-1, Single-Family

Residential District. The Hillside Preservation District designation requires properties for development to be reclassified to a Planned Development District and have a Development Plan and Specific Plan approved. The five (5) acre minimum standard for the Planned Development District does not apply to the Hillside Preservation District.

Surrounding Land Uses and Setting: All surrounding properties have the same General Plan and Zoning designations, R-1/B-10 with the exception of the properties to the south and east. The property to the south is zoned P-F, Public Facilities and the property to the east of the site is designated commercial by the General Plan and zoned C-2, Community Commercial. Surrounding land uses include four single-family residences, two to the west, one to the northwest, and one to the east of the proposed development. A two-story single-family residence for the Coptic Church to the northwest of the subject property, and a two-story single-family residence to the east of the site have been approved. The residence to the east of the site is currently under construction. The property directly to the south is a down slope lot owned by the North Coast County Water District. The site contains a large 168-foot in diameter water tank, cellular antennas and associated equipment. Access to the North Coast County Water District property is through a 15-foot wide road easement located to the east of the subject property. In addition, vacant property exists to the north, east and west of the subject site. The existing four single-family residences on Gypsy Hill are also located within the Hillside Preservation District.

3. Municipal Code and Regulatory Standards: It's unclear if the project would meet most of the applicable zoning ordinance regulations for single-family residential development including landscaping, building setbacks, and parking.

The Hillside Preservation District Ordinance regulates coverage based on the average slope of the property. As the slope increases the amount of coverage allowed decreases. In addition, the ordinance expands the definition of coverage to include all disturbed land. This includes paving, grading, and buildings. Because the subject site has an average slope of approximately 55.3%, the maximum allowable lot coverage would be 0 square feet. The proposed project would cover approximately 2.1%. Therefore, a Variance would be required.

The Hillside Preservation District regulations also require two covered and two uncovered parking spaces for each single-family residence.

Additionally, as mentioned above, properties proposed for development in the Hillside Preservation District must be rezoned to Planned Development, and have a Development Plan and Specific Plan approved.

The plans also show that the maximum size of the proposed second residential unit would be 864 square feet. The development standards allow units that are handicapped accessible and are equipped for handicapped persons to have up to 850 square feet of living area. In this case, a variance would be required to allow more than 850 square feet of living area.

6. Design Guidelines: The Guidelines specify that the “style and design of new buildings should be in character with that of the surrounding neighborhood.” Building design should also take into account the existing character of a neighborhood and incorporate its positive elements.

In the absence of detailed landscaping plans, complete detailed building elevation drawings and other information, it’s difficult to assess if the project would comply with the City’s Design Guidelines. The design of this type of development is crucial because it can have a large and immediate impact on the character of the area.

7. Summary: As proposed, the project would require variances for coverage and to allow more than 850 square feet of living area for the second residential unit. Other permits may also be required and/or other issues may arise as the project moves through planning and environmental review process. Among other things, potential visual and aesthetic impacts would be addressed in the environmental review along with geotechnical stability of the site.

Specifically, staff requests that the Council/Commission comment on the following:

1. Would the Commission support the project design?
2. Would the Commission support variances for coverage and to allow the second residential unit to exceed the maximum living area?
3. Would the Commission support the site layout?
4. Would the Commission have any concern about the project compatibility with the neighborhood?
5. Are there any other areas of concern the Commission would like to address?

Attachment(s):

- a. Conceptual Plans (Site Plan, Floor Plan, Partial Elevations)