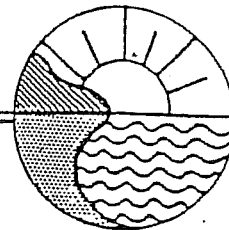


AGENDA



Planning Commission – City of Pacifica

DATE: June 7, 2010

LOCATION: Council Chambers
2212 Beach Boulevard

TIME: 6:00 p.m.

PLANNING COMMISSION STUDY SESSION

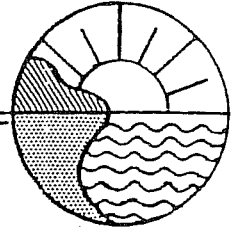
AGENDA

- 1. Proposal to construct 3 two-story buildings, one with commercial and residential units, one a surf shop and one as storage for the surf shop, and a skateboard park on a vacant lot located on San Pedro Avenue (APN: 023-072-010), west of the Pedro Point Shopping Center.**

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: June 7, 2010

LOCATION: Council Chambers
2212 Beach Boulevard

TIME: 6:00 p.m.

ITEM: 1

STUDY SESSION

APPLICANT: Shawn Rhodes
220 Olympian
Pacifica, CA 94044

AGENT: Brian Brinkman
648 Navarre Drive
Pacifica, CA 94044

LOCATION: San Pedro Avenue

APN: 023-072-010

PROJECT DESCRIPTION: Proposal to construct 3 two-story buildings, one with commercial and residential units, one a surf shop and one as storage for the surf shop, and a skateboard park on a vacant lot, west of the Pedro Point Shopping Center.

General Plan: Commercial

Zoning: C-2 (Community Commercial), CZ (Coastal Zone), California Coastal Commission Additional Permit Jurisdiction

CEQA STATUS: Environmental Review Required

REQUIRED APPROVALS: Planning Commission approval of a Site Development Permit, Use Permit, Variance and Master Sign program and California Coastal Commission approval of a Coastal Development Permit.

RECOMMENDED ACTION: None

PREPARED BY: Christina Horrisberger

ZONING STANDARDS CONFORMANCE:

<u>Standards</u>	<u>Required</u>	<u>Proposed</u>
<u>Lot Size</u>	5,000 s.f. min.	37,273 s.f.
<u>Lot Width</u>	50' min.	60'
<u>Landscaping</u>	10% min (3,727.3 s.f.)	20.3% (7,564 s.f.)
<u>Height:</u>		
surf shop	35' max	32.3'
storage building/skatepark	35' max	21.4'
mixed-use building	35' max	19.4'
<u>Lot Coverage</u>	None	Unknown
<u>Setbacks</u>	None	Unknown
<u>Parking:</u>		
Residential	3 (1 per apartment and 1 guest space)	3
Commercial	45	27
ADA Spaces	3 (of the 45 required spaces)	0
Bicycle Parking	5	0

DISCUSSION

1. Background: The subject property is a long, narrow parcel of land located in the Pedro Point neighborhood. The lot is oriented from north to south, with the south frontage facing San Pedro Avenue and the eastern lot line abutting the Pedro Point Shopping Center. Residential properties and coastal access are located to the north, while a drainage ditch, unaccepted right-of-way and vacant commercial lot are located west of the property. In 2000 an application was filed to develop the lot with an orchid nursery and an apartment. A complete application was never received and the application was withdrawn in November 2001. The property is currently undeveloped. There are several trees located on the property, but it is unknown whether any are Heritage Trees.

2. Project Summary: The applicant proposes construction of three (3) fully enclosed buildings, a covered skatepark, outdoor patio and parking and landscaped areas. The northernmost building would be 32.3 feet tall and have 3 levels; two stories and a basement. The building would accommodate a bi-level surf shop with basement storage. This building would cover approximately 4,600 square feet of lot area and include approximately 9,070 square feet of floor area. The use of the surf shop building would include retail, storage and/or offices for the shop, lockers and a board rental area. Behind (south of) the surf shop, the applicant is proposing an open patio area and a covered skatepark. The skatepark and patio combined would occupy approximately 6,100 square feet. The patio would be entirely outside, while the skatepark would be enclosed by a chainlink fence and roofed. The roofing would extend over the building to the

south. This 21.4 foot tall building would occupy 1,540 square feet of lot area and would also be two stories, but no basement is proposed. The uses would include storage (2,750 square feet) and a board shaping room (330 square feet) for the surf shop. The main parking lot is located south of the previously described buildings and outdoor recreation areas. South of the main parking lot is the site of the third building. This 19.4 foot tall building would occupy 1,985 square feet of lot area, provide two studio apartments on the second floor and two garages and a 1,364 square foot retail unit at ground level. Five additional parking spaces would be provided south of the mixed use building, fronting San Pedro Avenue. Areas not occupied by the above features would generally be landscaped. Based upon the enclosed floor area calculations, the residential component of the project would be approximately 10%.

The buildings would all feature stucco siding and at least two of the buildings would utilize solar roof shingles. The parking areas would be surfaced with pervious concrete. According to the drawings submitted by the applicant, the surf shop would include a north facing sign reading "Nor+Cal." No signage is shown for other parts of the property. Proposed access to the main parking area, including the garages for the apartments, would be accessed from the Pedro Point Shopping Center parking lot, while the parking stalls at the front of the property would be directly accessed from San Pedro Avenue.

3. General Plan, Zoning, and Surrounding Land Use: The property has a General Plan designation of Commercial and is zoned C-2/C-Z (Community Commercial/Coastal Zone). All of the surrounding properties have the same General Plan designation and zoning as the subject property. Residences and coastal access are located north of the subject lot, while a drainage ditch and vacant commercial lot are located west of the property. To the east is the Pedro Point Shopping Center and the properties to the south, across San Pedro Avenue, are developed with commercial uses.

4. Municipal Code and Regulatory Standards: Based upon the information submitted by the applicant, the project would require a Use Permit to allow a mixed-use project in a commercial district and allow for the outdoor project component, a Site Development Permit to allow for commercial development of a vacant lot and a Parking Exception to allow for the proposed substandard parking--30 parking spaces are proposed when 48 would be required. A Variance would be needed to allow the roof overhangs to project closer than 30 inches to the east lot line. Approval of a Master Sign Program is required for all multi-unit commercial developments and would be required at such time signage is proposed for one or both of the proposed businesses. In addition, the California Coastal Commission retains permit jurisdiction over the subject property and a Coastal Development Permit, issued by the Coastal Commission, would be required.

5. Discussion: Staff is seeking feedback from the Commission on a number of issues, discussed below:

Access: The project proposes use of the adjacent property in order to access the main parking lot and 2 garage spaces. This design necessitates participation (obtaining an easement) from the neighboring property owner and may limit future redevelopment of one or both sites. It appears that it would also eliminate one or more parking stalls from the adjacent shopping center parking lot. Depending on how many parking spaces require removal, this could leave the center with inadequate parking. In addition, Engineering staff and the Coastal Commission have indicated that, should the project move forward, a traffic analysis should be submitted to assess traffic generation by the project and impacts to public coastal access. Pacifica Police Department has also indicated that the entry/exit locations and “vehicular public safety access” may be of concern. Building staff has noted that more information about accessibility between buildings and between buildings and parking areas will be needed to assess whether the project would meet Code requirements. North County Fire Authority (NCFA) has indicated the need to establish routes between the proposed buildings and City streets. Driveway and pedestrian path dimensions are not shown on the plans. The site plan indicates that coastal access could be gained through use of on-site pedestrian paths leading past the surf shop to a walking path that leads to the beach.

Geotechnical Stability: The applicant has submitted a geotechnical investigation indicating that the project is feasible from a geotechnical standpoint. It should be noted, however, that the investigation is based on a slightly different project design and will need to be updated to reflect the proposed project. Specifically, the report is based on a 2 building design, including a play park, but no mixed-use building.

Biological Impacts: The applicant submitted a biological assessment of the property, prepared in August 2005, to the City. The biological assessment and project plans were distributed to the California Coastal Commission (CCC) and U.S. Fish and Wildlife Service (USFWS) for review and comment. The assessment indicates that California Red-legged Frogs (CRLF), a protected species, have been documented near the property. It is suspected that the frogs may use the drainage ditch west of the property as a traveling corridor and areas around the ditch may be used as frog refugia at times. There does not appear to be suitable breeding habitat on/near the immediate project vicinity. Information about other protected species is not included in the report. Although the report indicates a nearby wetland north of the property, specific information about the wetland and its related species is not included in the report. CCC and USFWS staff have indicated that impacts to biological resources will require further review and may necessitate minimization measures to reduce potential impacts to CRLFs. The Coastal Commission also indicated that more information about the wetland and drainage area will be needed and an updated biological assessment should include the adjacent site. Lastly, based on information submitted by the applicant, the west side of the lot may require wall support to accommodate the project. If this is the case, associated impacts will need to be factored into the biological assessment. Lastly, the project design would need to be updated when analyzing site

biology. As with the geotechnical report, the biological assessment appears to be based on a previous project iteration.

Utilities: North Coast County Water District (NCCWD) has indicated that there is a water main close to the site, behind the shopping center. Their staff refrained from providing detailed comments until they are able to review a utility plan.

Stormwater Run-off: Any project that creates or replaces 10,000 square feet or more of impervious surfaces is subject to requirements regulating stormwater run-off. Such measures include minimizing run-off through site design measures, treating run-off to reduce contaminants and, in some cases, reduce the flow rate of run-off. For applicable projects, such measures are required to the “maximum extent practicable.” The site plan indicates that over 10,000 square feet of impervious surfaces will be created by the project. The plan also indicates use of pervious paving to limit run-off and encourage stormwater infiltration. Other measures that could minimize impacts from stormwater run-off and be site-appropriate would be the use of bio-swales and rainwater harvesting. The applicant has not indicated stormwater measures aside from the pervious paving in the parking area. The nearby drainage ditch and potential CRLF habitat may create additional considerations concerning stormwater management. Regardless of the project’s status regarding stormwater regulations, a drainage plan will be required in order to fully evaluate project impacts. Impacts to the adjacent drainage ditch will need to be more fully evaluated.

Code Requirements: Information submitted by the applicant indicates that the City’s C-2 development regulations would be met by the project. Although no setbacks are required for commercial lots, and no setback dimensions were provided on the plans, it appears that setbacks to the mixed-use building have been provided. The City’s parking regulations have not been met and a Parking Exception would be needed for project approval. Specifically, 48 parking spaces would be required (45 for the commercial uses and 3 for the apartments) to accommodate the development as designed, but only 30 are proposed. Given the surf board rental component, skatepark and beach access proposed, cars may use the parking lot longer than at other retail establishments. The Commission may wish to consider how this would impact the project given the reduced number of parking spaces. Also, the project is required to have at least three ADA accessible parking stalls as well as covered bicycle parking on-site. Neither is shown on the plans. In addition to the number of parking spaces provided, the City also regulates access to parking stalls and maintenance of street parking. The driveway aisle width is not indicated on the plans and may or may not meet City standards. In addition, commercial driveways may be no wider than 35’ at the curb. The five parking spaces near San Pedro Avenue would be accessed directly from the street and occupy most of the lot width. Although no dimension is provided, if the parking stalls meet the City’s size requirement, the driveway width would exceed the 35’ maximum. Concerning parking stall dimensions, none were provided and plans were not completely drawn to scale. It should be noted that the Code would allow nine parking spaces to

be compact; this could allow for more parking stalls. This number could change if the project changes. The Commission must find that a practical difficulty and unusual hardship exists in order to grant a Parking Exception. Lastly, the roof overhangs on the east side of the surf shop, skatepark and storage building appear to project closer than 30 inches to the lot line. Granting a Variance to the setback regulations would require the Commission finding that physical characteristics inherent at the site prohibit the applicant from meeting the Code requirement. Lastly, approval of a Master Sign Program is required for all multi-unit commercial developments. This will need to be addressed if the finally proposed project includes one or more commercial units.

Design: Pacifica Police Department staff indicated that, should the project move forward, exterior lighting would be needed. Meeting the City's Design Guidelines would require the applicant to provide sufficient exterior lighting. Coastal Commission staff expressed concerns about visual impacts related to the project and indicated that attention should be given to neighborhood compatibility. Given the lot configuration, site plan and surrounding development, it appears that visual impacts would be greatest from upslope streets, San Pedro Avenue, areas west of the adjacent vacant commercial lot and from public areas north of the site. The project should not be greatly visible from the highway because the shopping center is located between the highway and the subject property. The Design Guidelines state that building sites should be configured to minimize impacts to neighboring properties and avoid crowding. Parking areas should be located to the sides and rears of buildings, and scale should be compatible with the surrounding neighborhood. Use of landscaping to soften buildings, varied setbacks to avoid bulk and architectural details to provide visual interest are also encouraged. The Guidelines also recommend water conserving measures for landscaping, require use of quality, weather-resistant materials, multi-unit developments should be oriented to create open space areas, linear arrangement of buildings should be avoided, building heights should be varied and buildings that are similar in appearance should not be placed close together. Screening of parking areas is also encouraged.

California Environmental Quality Act (CEQA) Status: A determination of the applicability of CEQA to the project cannot be made until a formal application is submitted. However, based on the site location and potential biological, visual and stormwater issues, it does not appear that the project would meet the exemption criteria needed to forego the environmental review process. Accordingly, environmental review of the project would be required, but the type of document that would be needed to address potential environmental impacts is unknown at this time.

6. Summary: The proposed project would meet most of the City's development regulations and the type of development proposed is consistent with the City's land use regulations. Further, the proposed use would be compatible with the neighborhood and create a productive space for an unutilized property. Concerning those standards that would not be met (parking, roof overhang), staff requests feedback from the Commission about whether the necessary findings can be made

to grant the Parking Exception and Variance. Furth, does the Commission have concerns about:

- The number of proposed parking spaces or the parking lot access design? If so, what are the specific concerns? If not, are there other concerns about the proposed parking that were not mentioned by staff?
- Concerning project design (e.g. similarity in building design, amount of development proposed for the site, amount of architectural detailing, etc.)?
- The parking stalls proposed along the property frontage (San Pedro Avenue)?
- If there are Heritage Trees on-site, what is the Commission's position concerning their removal/protection?
- Are there any other potential issues that the applicant should be made aware of?

ATTACHMENTS:

- a. Land Use & Zoning Exhibit
- b. Renderings
- c. Biological Assessment
- d. Geotechnical Report
- e. Plans (Commission only)