

## MINUTES

**CITY OF PACIFICA  
PLANNING COMMISSION  
COUNCIL CHAMBERS  
2212 BEACH BOULEVARD**

November 1, 2021

7:00 p.m.

Chair Nibbelin called the meeting to order at 7:00 p.m.

Chair Nibbelin explained the conditions for having Planning Commission meetings pursuant to Government Code Section 54953 (as amended by AB 361), to conduct necessary business as an essential governmental function as a teleconference meeting with no meeting location open to the public. He also gave information on how to present public comments participating by Zoom or phone.

Dep. Planning Director Murdock took a verbal roll call.

**ROLL CALL:** Present: Commissioners Berman, Godwin, Leal and  
Chair Nibbelin  
Absent: Commissioner Domurat, Ferguson and Hauser

**SALUTE TO FLAG:** Led by Commissioner Godwin

**STAFF PRESENT:** Dep. Planning Director Murdock  
Sr. Planner O'Connor  
Asst. City Attorney Sharma

Chair Nibbelin asked if there were any public comments with respect to administrative business.

Dep. Planning Director Murdock stated that there were no hands raised.

**APPROVAL OF ORDER  
OF AGENDA** Commissioner Leal moved approval of the Order  
of Agenda; Vice Chair Berman seconded the motion.

Dep. Planning Director Murdock took a verbal roll call.

The motion carried **4-0**.

Ayes: Commissioners Berman, Godwin, Leal and  
Chair Nibbelin  
Noes: None

**APPROVAL OF MINUTES:** None

### **DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF NOVEMBER 8, 2021:**

Chair Nibbelin asked Dep. Planning Director Murdock if he was correct in stating that there was no need for a liaison to the Council meeting.

Dep. Planning Director Murdock stated that he was correct.

**ORAL COMMUNICATIONS:**

None.

**CONSENT ITEMS:**

None

**PUBLIC HEARINGS:**

**PSD-853-21  
CDP-433-21  
S-134-21**

**File No. 2021-017 – Site Development Permit PSD-853-21, Coastal Development Permit CDP-433-21, and Sign Permit S-134-21** for a Master Sign Program at 500 Old County Road/250 Rockaway Beach Avenue (APN 022-024-290), formerly known as the Holiday Inn Express Hotel at 519 Nick Gust Way.  
Recommended CEQA Action: Class 1 and Class 11 Categorical Exemptions, CEQA Guidelines Section 15301 and 15311.

Sr. Planner O'Connor presented the staff report.

Chair Nibbelin asked the Commissioners if they had any questions for staff, and seeing no one, he introduced the applicant.

David Ford, applicant, stated that he didn't have a presentation as he thought the staff report covered the sign they are proposing but was happy to answer any questions.

Chair Nibbelin opened the Public Hearing.

Dep. Planning Director Murdock stated that there were no hands raised.

Chair Nibbelin waited for a few moments and, seeing no one, closed the Public Hearing. He then stated that Commissioner Ferguson joined the meeting at this time. He asked if the Commission had any questions, and if not, he asked if someone was inclined to make a motion.

Vice Chair Berman stated that she had a question, but it would not change how she would vote for the project. She stated that, in Rockaway, the majority of signs were somewhat gold and she liked the blue proposed for the signs for this project, and thought it would be more visible in contrast to the building siding, but she was curious if this will pose some inconsistency with the rest of the specific plan area.

Sr. Planner O'Connor she knows what Vice Chair Berman is referring to as there are numerous signs across the street and along Dondee Way that use a gold full-themed signage. She stated that the applicant as well as their neighbor at the Rockaway Inn, have chosen not to incorporate the gold so there are other instances that do not have gold signage in the area. She didn't know if it would be an inconsistency. She thought, because of it being a hotel, the immediate tenant that is going to be using it will have some color requirements for their hotel franchise and maintaining the flexibility to be able to accommodate those will be important to the property owner.

Vice Chair Berman thought that made sense. She likes the blue and thinks it will be easier to read.

Chair Nibbelin asked if there were any other questions.

Dep. Planning Director Murdock asked if he could seek clarification from Commissioner Ferguson if he was able to listen to the entirety of the public hearing before the Commission proceeds to a motion on the item and determine whether he is able to vote on this matter.

Chair Nibbelin asked that, as they got through the substance of it, he was curious about it.

Commissioner Ferguson stated that his laptop died and he had to get another one. He heard as much as he was on the meeting for.

Chair Nibbelin stated that it was about 7:10 pm that he was able to join them. He stated he would defer to Dep. Planning Director Murdock and Asst. City Attorney Sharma as to what is appropriate in this case.

Commissioner Ferguson stated that as there are four commissioners, he was more than happy to abstain.

Chair Nibbelin thought that is what he should do in light of the particulars of the matter and they did have a quorum. He was open to deliberation or a motion.

Vice Chair Berman moved that the Planning Commission FINDS the project is exempt from the California Environmental Quality Act; APPROVES Site Development Permit PSD-853-21, Coastal Development Permit CDP-433-21 and Sign Permit S-134-21, by adopting the resolution included as Attachment A to the staff report, including conditions of approval in Exhibit A to the resolution; and incorporates all maps and testimony into the record by reference.

Chair Nibbelin asked clarification if the particular conditions of approval she referenced in her report are in the resolution in the packet or conditions that need to be adjusted.

Sr. Planner O'Connor stated that they already proposed language that is included in the conditions of approval and they were not proposing any further changes from what is already in the staff report.

Commissioner Leal seconded the motion.

Dep. Planning Director Murdock took a verbal roll call.

The motion carried **4-0**.

Ayes:	Commissioners Berman, Godwin, Leal and Chair Nibbelin
Nos:	None
Abstains:	Commissioner Ferguson

**CONSIDERATION:**

None

**COMMISSION COMMUNICATIONS:**

Commissioner Ferguson apologized for being late. He stated that he attended the Countywide ADU meeting and he commended Sr. Planner O'Connor on doing a fantastic job on her presentation.

**STAFF COMMUNICATIONS:**

Dep. Planning Director Murdock reported that City Council adopted the ordinance approving the Fairmont Shopping Center master use list the previous Monday and the ordinance will take effect 30 days from adoption by Council, i.e., November 24. He thanked Commissioners for the work and recommendations on that item.

**ADJOURNMENT:**

There being no further business for discussion, Commissioner Leal moved to adjourn the meeting at 7:19 p.m.; Commissioner Godwin seconded the motion.

Dep. Planning Director Murdock took a verbal roll call.

The motion carried **5-0**.

Ayes: Commissioners Berman, Ferguson, Godwin, Leal  
and Vice Chair Berman  
Noes: None

Respectfully submitted,

Barbara Medina  
Public Meeting Stenographer

APPROVED:

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Planning Director Wehrmeister