

MINUTES

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

April 2, 2018

7:00 p.m.

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

ROLL CALL: Present: Commissioners Kraske, Stegink, Gordon, Clifford and Chair Nibbelin
Absent: Commissioner Campbell

SALUTE TO FLAG: Led by Commissioner Kraske

STAFF PRESENT: Sr. Planner Murdock
Contract Planner Aggarwal

APPROVAL OF ORDER OF AGENDA Commissioner Clifford moved approval of the Order of Agenda; Commissioner Gordon seconded the motion.

The motion carried **5-0**.

Ayes: Commissioners Kraske, Stegink, Gordon, Clifford and Chair Nibbelin
Noes: None

APPROVAL OF MINUTES: MARCH 19, 2018 Commissioner Clifford moved approval of minutes of March 19, 2018; Commissioner Gordon seconded the motion.

Commissioner Clifford stated that on page 21, in the paragraph beginning with “Mr. Potts,” he stated that it mentions “nominal lumbar” and he thought it was meant “nominal lumber”.

Commissioner Stegink stated that on packet page 7, it stated that Commissioner Stegink was contacted by the developer and he explained that he “didn’t have ex parte communications,” and it should say that he “does not have ex parte communications.”

The motion carried **5-0**.

Ayes: Commissioners Kraske, Stegink, Gordon, Clifford and Chair Nibbelin
Noes: None

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF APRIL 9, 2018:

Chair Nibbelin stated that there were two items going before Council, 674 Corona Drive and 801 Fassler on May 15, and he asked clarification that the Corona Drive item was going before Council on April 9.

Sr. Planner Murdock stated that the Corona Drive item was going before Council on April 9 and Chair Nibbelin was the designated liaison.

Chair Nibbelin stated that the 801 Fassler item will be considered at the May 14 meeting.

Sr. Planner Murdock stated that it was called up by a City Council member and they need to designate a liaison from the Planning Commission.

Chair Nibbelin asked for a volunteer and got two volunteers.

Commissioner Stegink stated that he was willing to withdraw.

Commissioner Clifford stated that he might not be a commissioner at that point in time, he explained that he went for an interview and they will be deciding on the 9th, and he might not be there for the 14th.

Chair Nibbelin stated that they can proceed optimistically.

Commissioner Stegink suggested the proceed optimistically and appoint Commissioner Clifford.

Chair Nibbelin stated that they will ask him to serve as the liaison and he stated that it didn't stop others from showing up if they have things to say.

Sr. Planner Murdock stated that they will have another Planning Commission meeting before that and in the event anything unfortunate happens, they have an opportunity to assign another liaison.

ORAL COMMUNICATIONS:

None

CONSENT ITEMS:

None

PUBLIC HEARINGS:

- 1. SP-167-17** **SPECIFIC PLAN SP-167-17**, filed by Javier Chavarria for construction of a rear addition of 1,131 square feet (sf) to an existing 1,207 sf two-story single family residence on an existing 4,510 sf lot at 211 Beachview Avenue (APN 009-493-090). Recommended CEQA Action: Class 1 and Class 3 Categorical Exemption, Section 15301 and 15303.

Sr. Planner Murdock presented staff report.

Commissioner Clifford stated that he thought the side setbacks were supposed to be five feet, adding that it didn't make any difference in terms of the report, but he was under the impression that they were five feet.

Sr. Planner Murdock stated that he was correct. It was the standard side setback for the R-1 zoning district and there is a special allowance for lots with less than 50 feet in lot width to provide 10% of the lot width or three feet whichever is greater. He stated that in this case the lot is just over 40 feet wide and 10% would be 4 feet, 1 inch as the required side set back.

Javier Chavarria, applicant, explained that it was a very simple project when a growing family needs to expand a little bit. They tried to keep the existing home as is with some minor improvements to make it flow and coordinate with the addition. He thought the staff report was accurate and complete and he was ready to answer any questions.

Chair Nibbelin opened the Public Hearing and, seeing no one, closed the Public Hearing.

Commissioner Clifford thought it was an excellent project, and did a great job of making the house bigger without making it stand out but fits in the neighborhood.

Chair Nibbelin agreed that it conforms well and have done a good job of integrating it into the neighborhood and he was inclined to support the project.

Commissioner Gordon was also in agreement and was ready to make a motion unless there was more comment from the commissioners.

Commissioner Gordon moved that the Planning Commission find the project is exempt from the California Environmental Quality Act; APPROVE Specific Plan SP-167-17 by adopting the attached resolution, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference; Commissioner Clifford seconded the motion.

The motion carried **5-0**.

Ayes: Commissioners Kraske, Stegink, Gordon, Clifford and
 Chair Nibbelin
Noes: None

**2. UP-091-17
PE-181-18**

USE PERMIT UP-091-17 AND PARKING EXCEPTION PE-181-18, to renovate an existing 4,050-sf tenant space and deviate from off-street parking standards for an “I Love Kickboxing” franchise at the Fairmont Shopping Center, 709 Hickey Blvd. Recommended CEQA Action: Class 1 and Class 3 Categorical Exemptions, CEQA Guidelines Sections 15301 and 15303.

Contract Planner Aggarwal presented the staff report.

Commissioner Stegink stated that he loves kickboxing and will try to be neutral. He stated that he spoke with Sr. Planner Murdock and asked for the shopping center master plan and he advised that it was essentially lost to time and it would normally be covered by a shopping center master plan. He asked, if they were to recover the master plan, if that would include projects going forward and something like this would be waived.

Sr. Planner Murdock hoped that he hoped they would find a master plan and if they were to recover one it would be the guiding document with the addition of any uses already given approval by the Commission.

Commissioner Stegink asked if some attempt could be made to recover it so that future construction doesn't have to go through this costly and time-consuming process. He thought the days of parking exceptions are largely over in Pacifica, and he thought it was the way to go.

Chair Nibbelin stated that he goes to the shopping center a lot and he wasn't aware that those 40 spaces existed and this was a good education. He asked what the applicant was thinking with respect to the number of people who would be coming who would be walking, as there was a lot of multifamily housing. He thought it was a densely occupied area for residences and he was curious if they might take something else into consideration.

Contract Planner Aggarwal stated that they discussed that in a meeting with the applicant and the perception was that people would not like to walk even one or two miles but it was a possibility, as there were sidewalks along all of the areas plus crosswalks. She stated that there wasn't a study done to see how many people would be walking. Because there was parking available within the center during the operating hours of the facility they didn't go that route.

Chair Nibbelin understood but added that it was a pedestrian friendly area

Commissioner Stegink mentioned that at one time there were animal cages in the center where there is now parking. He thought that, at least some point in the construction of the plaza, parking spaces have been added.

Chair Nibbelin invited the applicant to make his presentation.

Chi Wah Yan, applicant, thanked them for their time.

Chair Nibbelin opened the Public Hearing and, seeing no one, closed the Public Hearing.

Commissioner Clifford was glad this has come before them. He stated that one addition he might recommend to the applicant was that they actively pursue carpooling as they will be having classes of 30 or so at the same time.

Chair Nibbelin stated that they have an additional plan and he asked if it was part of the packet that went out.

Contract Planner Aggarwal stated that it was the sheet that came in after the packets had gone out and was submitted as a revision to the plans they have on file.

Commissioner Gordon stated that he was in support of the project as it improves the look and feel of the shopping center.

Chair Nibbelin stated that he was also in favor of it and thought recreational options for people was a good thing and would be a draw to the area. He felt any parking concerns have been adequately addressed.

Commissioner Gordon moved that the Planning Commission find the project is exempt from the California Environmental Quality Act; APPROVE Use Permit UP-091-17 and Parking Exception PE-181-18, by adopting the attached resolution, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference; Commissioner Stegink seconded the motion.

The motion carried **5-0**.

Ayes: Commissioners Kraske, Stegink, Gordon, Clifford and
Chair Nibbelin.

Noes: None

Chair Nibbelin mentioned that Commissioner Campbell had arrived, explaining that he had a conflict with the first item and decided to arrive late and things have gone so quickly that they are finished.

COMMISSION COMMUNICATIONS:

Commissioner Stegink asked for progress on the marijuana permits.

Sr. Planner Murdock stated that they were in the Phase 3 application period which was the marijuana use permit process. He stated that the Police Chief published the qualified registration list at the end of Phase 2 and the applicants are eligible to submit their marijuana use permit applications to the Planning Department, with the deadline of April 20.

Commissioner Stegink asked if there were still 22 applicants for 29 license permits.

Sr. Planner Murdock stated 22 applicants indicating 29 different locations in their applications but fewer unique applications, such as 8 or 9.

Commissioner Stegink asked if there will be any method made to level the playing field between those who made multiple location applications and those who made a single location application.

Sr. Planner Murdock stated that they are going to include in the random drawing of the lottery one entry for each qualified applicant and location. He stated that all but one applicant applied for one location only and that one applicant applied for eight locations. He stated that it will be eight entries for that one applicant and the others will have one, and it will be a randomized drawing.

Commissioner Stegink concluded that one applicant will have eight times the likelihood of success compared to all the other applicants.

Sr. Planner Murdock stated that they will have eight entries but he wasn't sure of the statistical calculations.

STAFF COMMUNICATIONS:

Sr. Planner Murdock stated he had nothing to communicate.

ADJOURNMENT:

There being no further business for discussion, Commissioner Gordon moved to adjourn the meeting at 7:23 p.m.; Commissioner Clifford seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Kraske, Stegink, Gordon, Campbell,
Clifford and Chair Nibbelin
Noes: None

Respectfully submitted,

Barbara Medina

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Public Meeting Stenographer

APPROVED:

Planning Director Wehrmeister