

MINUTES

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

October 15, 2018

7:00 p.m.

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

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

SALUTE TO FLAG: Led by Vice Chair Clifford

STAFF PRESENT: Sr. Planner Murdock
Assoc. Planner O'Connor
Assoc. Engineer Marquez

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

The motion carried **5-0**.

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

APPROVAL OF MINUTES: OCTOBER 1, 2018 Commissioner Gordon moved approval of minutes of October 1, 2018; Commissioner Nibbelin seconded the motion.

The motion carried **5-0**.

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

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF OCTOBER 22, 2018:

Vice Chair Clifford stated that he had volunteered and he will be there.

ORAL COMMUNICATIONS:

None

CONSENT ITEMS:

None

**3. CDP-398-18
UP-108-18**

File No. 2018-039 – Coastal Development Plan CDP-398-18 and Use Permit UP-108-18 to provide coastal access improvements on City-owned property that would consist of a multi-purpose trail/park along the west side of the 400 block and a portion of the 500 block of Esplanade Avenue (APNs 009-161-020, 009-161-010, 009-131-030).

Recommended CEQA Action: Adopt Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Assoc. Planner O'Connor presented the staff report. She then said that Assoc. Engr. Marquez and a representative from Alta Planning & Design were present to help to answer questions.

Commissioner Stegink referred to the mitigation measures addressing unidentified human remains, and asked if we have already discovered them or was it in case they discover one.

Assoc. Planner O'Connor stated that it was in case they discover one.

Vice Chair Clifford asked if there was any projection on the cost of the project, adding that he knew they were looking at getting grants for it, but he would like to know the overall cost and what percentage of the cost would be expected by the City.

Assoc. Engr. Marquez stated that Brian Birchfield who can speak on the current cost estimate and as far as funding, they are in communications with the Coastal Conservancy for possible construction funding but he didn't know what the match would be and they don't have a grasp on what the City's amount would be for construction.

Brian Birchfield, Alta Planning & Design, stated that the current cost estimates are coming out around \$700,000.

Vice Chair Clifford concluded that there was no idea what the matching funds might have to be.

Assoc. Engr. Marquez stated that he didn't know because they were still speaking with the Coastal Conservancy about possible construction funding and they were waiting until the close of the plans to do that.

Vice Chair Clifford asked, if there were matching funds required, where they would come from, such as one of the city's funds or the General Fund.

Sr. Planner Murdock stated that it was a question they cannot answer at this time as they may have several funds that could qualify but it depends on the nature of the match and the amount and the conditions for the city's budget at that time.

Vice Chair Clifford opened the public hearing and seeing no one, closed the public hearing.

Commissioner Kraske asked what the timeline was for the construction project.

Mr. Birchfield stated, if he was referring to the construction, it was three months.

Commissioner Gordon thought the big elephant in the room or not, since they talked about it, was the dramatic erosion they are seeing on the bluffs. He thought the best estimate was that this area was going to be around for between 5 and 15 years.

Assoc. Planner O'Connor stated that the generous projection was 13 years and that was made before the rock revetment was put into place, and it was not considering the rock revetment currently there.

Commissioner Gordon asked how the estimate will change based on the rock revetment.

Assoc. Planner O'Connor stated that the study was not revised to consider the rock revetment and the rock revetment was not designed to protect the trail. She added that, because it was located adjacent to the street, it was reasonable to assume that it will provide some level of protection, but she cannot tell them exactly how much.

Assoc. Engr. Marquez stated that the rock revetment that was put in the cove on the 400 block was built to the same design height as on the 500 block and the 500 block trail has been there since the early 2000s.

Commissioner Stegink asked confirmation that it was 600 linear feet.

Assoc. Engr. Marquez responded affirmatively.

Commissioner Stegink stated that, if they have a price of \$700,000 and they divide that by 600, it was roughly \$1,200 per linear foot.

Assoc. Engr. Marquez responded affirmatively.

Commissioner Nibbelin stated that he saw a reference in the packet to city plans to pursue the planning and design of a permanent sea wall once future funds are available. He stated that they have talked about the revetment, and he asked if they were talking about the same location and would they have some expectation that the seawall would be designed to provide some greater degree of protection to the trail and other infrastructure in the area.

Assoc. Engr. Marquez stated that it was a fair assumption that, when the seawall gets designed, they could change the height so the angle of the bluff slope would be sufficient enough to protect the trail.

Commissioner Nibbelin thought he might have misunderstood, but he heard in other contexts that the Coastal Commission was not necessarily sympathetic to requests for CDPs to build seawalls. He asked if it was a speculative thing for the ability to build a seawall and do they have a reasonable basis to assume they can build a permanent seawall in the future.

Sr. Planner Murdock thought making that conclusion now would be preliminary. He thought, to the point about seawalls, the Coastal Commission and the city's coastal planning policies discourage them. He stated that the Coastal Commission is sympathetic that property owners have a right to protect their property, particularly from pre-coastal act developments such as Esplanade Avenue which was why it was a clearer case to justify protection of that infrastructure.

He stated that, with full knowledge of those policies, it was difficult to tell whether the Coastal Commission would support that.

Assoc. Planner O'Connor stated that she has a vote recorded and she wondered if that person would like to have her reset it.

Commissioner Kraske responded affirmatively.

Commissioner Nibbelin moved that the Planning Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for the project, and approve Coastal Development Permit CDP-398-18 and Use Permit UP-108-18 by adopting the attached resolution, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference; seconded by Commissioner Stegink.

The motion carried **5-0**.

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

Noes: None

Vice Chair Clifford declared that anyone aggrieved by the action of the Planning Commission has ten (10) calendar days to appeal the decision in writing to the City Council.

CONSIDERATION:

4. Library Advisory Committee Appointment

Commissioner Kraske asked if he could make a motion to continue this item to the next meeting to have more time.

Sr. Planner Murdock acknowledged that it sounded like he has some level of interest, but needs to confirm other commitments before agreeing to the appointment.

Commissioner Kraske responded affirmatively.

Vice Chair Clifford stated that they had the meeting for this month and may not have one for another couple of months based on holidays.

Commissioner Nibbelin moved to continue the item to the next meeting; seconded by Commissioner Stegink.

The motion carried **5-0**.

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

COMMISSION COMMUNICATIONS:

Vice Chair Clifford stated that he did attend the last Library Advisory Committee meeting, which was a good meeting. There were no major decisions, but they were moving things forward in terms of the design and starting public outreach.

STAFF COMMUNICATIONS:

Sr. Planner Murdock clarified that marijuana use permit stated in the designation of liaison to City Council meeting section of the agenda incorrectly states MUP-1-18 as being scheduled for October 22 as it was MUP-4-18 for 2270 Palmetto. He thanked Commissioner Kraske for his interest in serving on the LAC and hopefully it will work out. He asked that the continue to hold Tuesday, December 4, for a special meeting of the Planning Commission, referring to Planning Director Wehrmeister explaining previously that the City Council may need to use the Council Chambers on the Planning Commission's regularly scheduled meeting of December 3 for a special City Council meeting related to the redistricting effort that the city is undertaking. He stated that, until they can confirm the date for that week, they were respectfully asking the Commission to hold December 4. He mentioned that it seemed that most if not all Commissioners were able to attend. He then stated that the second marijuana use permit approved by the Planning Commission which was MUP-1-18 for 2110 Palmetto Avenue has been appealed and the hearing is tentatively scheduled for November 13. He stated that the appeal came in after publication of the agenda and they will be coming back at the next Planning Commission meeting on November 5 for a liaison and he kindly asked that they check their availability on November 13 in the event that is the date when the appeal is scheduled.

ADJOURNMENT:

There being no further business for discussion, Commissioner Nibbelin moved to adjourn the meeting at 7:22 p.m.; Commissioner Stegink seconded the motion.

The motion carried **5-0**.

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

Respectfully submitted,

Barbara Medina
Public Meeting Stenographer

APPROVED:

Planning Director Wehrmeister