

**MINUTES**

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

October 16, 2017

7:00 p.m.

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

**ROLL CALL:**

Present: Commissioners Kraske, Stegink, Gordon,  
Campbell, Clifford and Chair Nibbelin  
Absent: Cooper.

**SALUTE TO FLAG:**

Led by Commissioner Kraske

**STAFF PRESENT:**

City Manager Woodhouse  
Planning Director Wehrmeister  
Asst. Planner Smith

**APPROVAL OF ORDER  
OF AGENDA**

Commissioner Clifford moved approval of the Order  
of Agenda; Commissioner Gordon seconded the motion.

The motion carried **6-0**.

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

**DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF OCTOBER 23, 2017:**

None

**ORAL COMMUNICATIONS:**

None

**CONSENT ITEMS:**

None

**PRESENTATION:**

**Introductory remarks from newly appointed City Manager, Kevin Woodhouse.**

City Manager Woodhouse stated that he planned to attend all city committees to introduce himself and was starting with the Planning Commission. He stated that he would give a brief presentation of his background and answer any questions Planning Commissioners may have. He began by thanking them for their service in volunteering their time which was a critical role in what Pacifica was trying to accomplish. He mentioned that he started his career in local government with Mountain View as an intern and ended up as Deputy City Manager, then worked for the Mid Peninsula Regional Open Space District and now he is back in city government in Pacifica. He stated that he was looking forward to getting to know the community, all the committees, etc. He then stated he was open to questions.

Commissioner Clifford stated that he didn't have any questions but he welcomed him.

Commissioner Stegink also welcomed him, adding that they have high hopes for him.

Commissioner Campbell also welcomed him. He was pleased with his expertise and he was looking forward to working with him.

Commissioners Gordon, Kraske and Nibbelin also welcomed him aboard.

City Manager Woodhouse stated that he looked forward to learning as he sat through the meeting.

Chair Nibbelin stated that he came to the right meeting as they have a relatively brief agenda and they may get him home soon.

**PUBLIC HEARINGS:**

**CDP-389-17**                      **COASTAL DEVELOPMENT PERMIT CDP-389-17**, filed by Property Owner John Riaz Finnemore and Cristina Jean Shupe, to Demolish a Single-Family Residence at 270 Sterling Avenue (APN 023-023-040). Recommended CEQA Action: Class 1 Categorical Exemption, Section 15301.

Asst. Planner Smith presented the staff report.

Applicant did not address the Commission.

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

Commissioner Clifford thought it was a simple project to take down a very old dilapidated building and reconstitute the land so it can be built on at a later date.

Commissioner Campbell stated that he was supportive of this. He stated that he has been by that house numerous times. He knows people who live across the street and have wanted it torn down for a long time. He stated that he hoped that, with what they build, they pay mind to the fact that

it was a very tight corner and he hoped they take that into account for whatever plans are being devised.

Commissioner Stegink stated that he also visited the site. He stated that the staff report stated the house was 800 sq. feet but he thought it looked larger than that.

Asst. Planner Smith stated that the site was 880 sq. feet for the floor area of the home and the floor area is deceptive by the way the house is built up the slope.

Commissioner Stegink asked if there was another unpermitted addition in the back in addition to the 800 sq. feet.

Asst. Planner Smith stated that he didn't have that information available but the building official has been to the site and examined the structure as it sits.

Commissioner Stegink thought it was one of the ugliest ducklings within two blocks of that location. He stated that the standard lot is 5,000 sq. feet and he was curious if there were any negatives for the city if that lot was subdivided after this demolition.

Asst. Planner Smith stated that there are subdivision regulations for the area that would come into play if the lot were to be subdivided. He was not sure of the specific average cross slope of that site but it would play into whether the site was able to be subdivided. He thought the cross slope was currently too great to support two separate lots on that site but he would have to check the information.

Commissioner Stegink concluded that was with the current grading.

Asst. Planner Smith agreed that it was with the current cross slope of the site.

Commissioner Stegink agreed with the previous commissioner who had noted a parking problem. He stated that he drove there and it took about three minutes to get by that particular section as people were coming in and out and agreed that it was awfully tight.

Commissioner Gordon thought it was a great project, taking out a delapidated or a derelict home and was in the city's interests to replace it with something great. He stated that they are looking forward to it. He was prepared to make a motion.

Commissioner Kraske thought it was a relatively straightforward project.

Commissioner Gordon moved that the Planning Commission finds the project is exempt from the California Environmental Quality Act; APPROVE Coastal Development Permit CDP-389-17; by adopting the resolution included as Attachment B to the staff report; including conditions of approval in Exhibit A to the Resolution; and incorporate all maps and testimony into the record by reference; Commissioner Clifford seconded the motion.

The motion carried **6-0**.

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

**COMMISSION COMMUNICATIONS:**

Commissioner Stegink asked staff if there were any plans to have any public information session on the final result of the ADU legislation.

Planning Director Wehrmeister asked if he was asking for the general public.

Commissioner Stegink stated that he was thinking about a 1.5 hour session at the Community Center to let them know what their rights are, giving the specifics available to home owners.

Planning Director Wehrmeister stated that they had not planned on that but she would bring it up with the City Manager and see if they want to provide that education to the public.

Commissioner Gordon welcomed Commissioner Kraske, adding that he hoped his time aboard will be as wonderful as his has been.

Commissioner Clifford stated that the Library Advisory Committee was making good progress.

Chair Nibbelin thanked him for his work on behalf of the Commission.

**STAFF COMMUNICATIONS:**

Planning Director Wehrmeister stated that the message that they would like some information on the housing bills recently signed into law was passed on to her and she was going to attend the 21 Elements education session and should have some material to pass on to the Commission. She also let them know that the Governor did veto SB649 which was the bill that would have drastically limited cities' discretion regarding wireless and small cell communication facilities within right-of-ways.

**ADJOURNMENT:**

There being no further business for discussion, Commissioner Clifford moved to adjourn the meeting at 7:16 p.m.; Commissioner Gordon seconded the motion.

The motion carried **6-0**.

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

Respectfully submitted,

Barbara Medina  
Public Meeting Stenographer

APPROVED:

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Planning Director Wehrmeister