

MINUTES

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

May 2, 2016

7:00 p.m.

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

ROLL CALL: Present: Commissioners Baringer, Evans, Campbell, Clifford,
Nibbelin and Chair Gordon
Absent: Cooper

SALUTE TO FLAG: Led by Commissioner Clifford

STAFF PRESENT: Planning Director Wehrmeister
Sr. Civil Engr, Donguines
Assistant City Attorney Visick

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

The motion carried **6-0**.

Ayes: Commissioners Baringer, Evans, Campbell, Clifford,
Nibbelin and Chair Gordon
Noes: None

**APPROVAL OF
MINUTES:
APRIL 4, 2016** Postponed due to lack of quorum.

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF MAY 9, 2016:

Planning Director Wehrmeister stated that she was reminding them that Commissioner Nibbelin is the designated liaison for the May 9 Council meeting.

CONSENT ITEMS:

None.

PUBLIC HEARINGS:

None.

CONSIDERATION:

1. Adoption of resolution determining that the 2016-2021 Capital Improvement Program is consistent with the General Plan.

Planning Director Wehrmeister presented the staff report

Commissioner Clifford referred to having two pages at their seat which are similar to the same pages in the packet document.

Planning Director Wehrmeister explained that they were given to her by Public Works to replace pages that needed corrections. She stated that Sr. Civil Engr, Donguines can explain further.

Sr. Civil Engr, Donguines stated that the Skate Park fence was an existing project but there was a mistake in the packet and the sheet was replaced. The second one, the Palmetto Streetscape, had a mistake in the project description, purpose and benefit, and he provided the correct information on the replacement sheet.

Commissioner Clifford then referred to the purpose and benefit of the streetscape, and he asked if that was in the existing General Plan.

Planning Director Wehrmeister stated that Planning staff had just received the replacement also, and she would research.

Commissioner Clifford stated that he thought it was a newer idea than the existing General Plan.

Commissioner Nibbelin referred to mention of replacement of fire stations 71 and 72, and then further on there is mention of carpet and flooring replacement for fire station 71. He wanted to understand the mechanics of maintenance items being mentioned because replacement won't necessarily happen on that timeline.

Sr. Civil Engr, Donguines agreed, adding that the fire department would like to replace both buildings but due to funding, it might not happen and, in lieu of the replacement, they proposed several maintenance projects to update the building.

Planning Director Wehrmeister stated that she had a response to Commissioner Clifford's question. She referred to page 67 of the General Plan where it mentions the streetscape and she read the portion that clarified his question.

There were no public comments.

Commissioner Nibbelin moved that the Planning Commission adopt the attached resolution entitled "A Resolution of the Planning Commission of the City of Pacifica finding that the proposed 2016-2021 Capital Improvement Program is consistent with the General Plan and the Local Coastal Land Use Plan"; Commissioner Clifford seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Baringer, Evans, Campbell, Clifford,
Nibbelin and Chair Gordon

Noes: None

2. CDP-368-16 EMERGENCY COASTAL DEVELOPMENT PERMIT CDP-368-16, informational report regarding issuance of Emergency Coastal Development Permit to temporarily move a single family home away from eroding bluff located at 532 Esplanade Avenue (APN-009-161-020).

Planning Director Wehrmeister presented the staff report

Commissioner Campbell stated that he looked at the house and thought what has happened at Esplanade was dramatic, adding that this is what managed retreat caused by climate change looks like. He would support her moving the house.

Commissioner Baringer stated that he looked at the structure, adding that they did a good job in moving it, and he thought that, considering the area, this might be something they will be facing multiple times. He referred to the conditions of approval, and he had a question about what happens if they don't get the relocation finalized by September 16 as he didn't see a mechanism to extend it. He asked if they have to come back to the Commission.

Planning Director Wehrmeister stated that staff has had frank conversations with the property owner. They want to support her in relocating the home, but if it is extended beyond the 180 day timeline, she will need to start looking for permanent storage in a facility that can handle large structures. She stated that, while they hope it doesn't come to this, if the home was not moved in the 180 days, there will be code enforcement action to remove the structure.

Commissioner Baringer reiterated that he asked because it wasn't in the condition, but he understood that they have had the conversation.

Chair Gordon stated that, not seeing any other questions, they should consider this matter received and filed.

COMMISSION COMMUNICATIONS:

Commissioner Evans had questions for staff. He asked about the condition of the house next door, basically, was it inhabitable or yellow-tagged also.

Planning Director Wehrmeister stated that it was not yellow-tagged, but it was one that they are looking at closely.

Commissioner Evans asked the status of the Holiday Inn Express development.

Planning Director Wehrmeister stated that they are in building permit review.

Commissioner Campbell asked about the status of traffic improvements proposed by the developer of the quarry, such as anything new in proposals.

Planning Director Wehrmeister stated that nothing has come in, and she doesn't expect it yet, but staff was informed that they should expect an application in either June or July.

STAFF COMMUNICATIONS:

Planning Director Wehrmeister stated that they have two new planners starting on May 9. She thought they may introduce them at the next meeting.

ORAL COMMUNICATIONS:

None

ADJOURNMENT:

There being no further business for discussion, Commissioner Clifford moved to adjourn the meeting at approximately 7:15 p.m.; Commissioner Evans seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Baringer, Evans, Campbell, Clifford,
Nibbelin and Chair Gordon
Noes: None

Respectfully submitted,

Barbara Medina
Public Meeting Stenographer

APPROVED:

Planning Director Wehrmeister