

**MINUTES**

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

July 18, 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,  
Cooper and Chair Gordon  
Absent: Commissioner Nibbelin

**SALUTE TO FLAG:** Led by Evans

**STAFF PRESENT:** Assoc. Planner Murdock

**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,  
Cooper and Chair Gordon  
Noes: None

**APPROVAL OF  
MINUTES:  
JUNE 20, 2016** Commissioner Clifford moved approval of minutes of  
June 20, 2016 with the correction; Commissioner Evans  
seconded the motion.

Commissioner Clifford pointed out, on page 10, that in his comments he had been heard  
incorrectly and he asked that the references to “curve” be changed to reflect that he said “curb.”

The motion carried **5-0-1**.

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

**DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF JULY 25, 2016:** None

**ORAL COMMUNICATIONS:** No speakers.

**CONSENT ITEMS:**

1. CDP-338-13                    **EXTENSION OF PERMITS**, filed by Radha Patel of NVI  
PSD-784-13                    Rani, Inc., related to an approval for expansion of an existing  
UP-028-13                    38-room Holiday Inn Express hotel including an addition of  
PV-509-13                    44 guest rooms and 2,010 square feet of retail space at 519 Nick  
   Gust Way, Pacifica (APN: 022-024-270 and 022-024-280).

Assoc. Planner Murdock explained that it was on the consent calendar, and as such, no staff report is needed. However, they can pull it and he can give a brief summary if they would prefer.

Chair Gordon didn't see the need.

Commissioner Baringer asked if he can ask several questions without pulling it off the consent.

Assoc. Planner Murdock stated that it would be up to the Chair.

Chair Gordon stated that he can ask his questions.

Commissioner Baringer asked if staff knew when the intended start of construction was.

Assoc. Planner Murdock stated that he did not know the intended start date, but they were eager and were working diligently to resolve the remaining design-related issues and the Caltrans encroachment permit issue.

Commissioner Clifford asked for more information about the Caltrans encroachment permit as he didn't recall that coming up in the original approval of the project.

Assoc. Planner Murdock explained that there was a condition of approval to require the applicant to obtain an encroachment permit. He stated that it was a generally worded condition with the possible intention to be a catchall in case they needed one. He thought there were some minor curb realignments or other minor changes to the intersection at Rockaway Beach Avenue that would necessitate the Caltrans encroachment permit.

Chair Gordon asked if they would now vote.

Assoc. Planner Murdock acknowledged that it was a bit unusual for the Commission to have items on the consent calendar, stating that typically they would call the consent agenda as an item and the Chair would ask for a motion to move the consent agenda and a Commissioner would identify if they needed to pull any item. He stated that, ordinarily, they would make a motion, a second and vote to approve the consent calendar.

Commissioner Cooper moved that the Planning Commission EXTEND the expiration date of Coastal Development Permit CDP-338-13, Site Development Permit PSD-784-13, Use Permit UP-028-13 and Variance PV-509-13, to March 13, 2017; Commissioner Clifford seconded the motion.

The motion carried **6-0**.

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

**PUBLIC HEARINGS:**

- 2. PSD-808-16 CDP-365-16 PV-516-16**      **SITE DEVELOPMENT PERMIT PSD-808-16, COASTAL DEVELOPMENT PERMIT CDP-365-16 and VARIANCE PV-516-15 , filed by applicant and co-owner Christian Bogeberg, for the addition of a third garage space and bedroom above to legalize the existing second unit, add a half-bathroom and laundry room, and the expansion of the master bedroom of an existing two-story residence located at 252 Stanley Avenue (APN-023-019-210) in Pacifica. Recommended California Environmental Quality Act (CEQA) status: Class 1 Categorical Exemption, Section 15301(e).**

Assoc. Planner Murdock explained staff's reasons for requesting the Planning Commission to continue the public hearing.

There were no public comments.

Commissioner Cooper moved to continue Site Development Permit PSD-808-16, Coastal Development Permit CDP-365-16 and Variance PV-516-16 to the Planning Commission meeting of August 1, 2016; Commissioner Evans seconded the motion.

The motion carried **6-0**.

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

**CONSIDERATION:**

- 3. Library Advisory Committee Appointment.**

Assoc. Planner Murdock presented staff report.

Commissioner Clifford stated that the reason he could not follow through on his commitment as the Commission's appointee was because he was recovering from his recent accident and he didn't believe he could give 100% to the committee and he would like to have someone else take it over. He added that he would do it if no one else can take it over.

Commissioner Evans stated that, if no one else is able, he would accept, adding that his only concern was the next meeting. He stated that, if elected, he would try to work it out.

Commissioner Clifford stated that he would be happy to attend the upcoming meeting and inform him of what has happened. He acknowledged that this was short notice, and he can handle this but not the long term commitment.

Commissioner Evans stated that he would then not have a problem doing it.

Commissioner Cooper moved that the Commission nominate Commissioner Evans to the Library Advisory Committee; Commissioner Campbell seconded the motion.

The motion carried **6-0**.

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

#### **COMMISSION COMMUNICATIONS:**

Commissioner Campbell asked if they have any more information about the quarry regarding entry and exit of the proposed development at Reina del Mar.

Assoc. Planner Murdock stated that he had planned to mention during staff communications that the quarry developer has submitted a development application to the Planning Department but staff has not analyzed the project yet with respect to circulation or any other aspect. He stated that the application materials did not include a traffic study, if that was the nature of the question. He added that it would typically follow later in the process during environmental review.

Commissioner Campbell asked if they have in their plans entry and exit out of the property.

Assoc. Planner Murdock stated that staff has not spent any time analyzing the project yet, adding that the materials are online and are available for the public and anyone who was interested in reviewing them.

#### **STAFF COMMUNICATIONS:**

Assoc. Planner Murdock stated that his first item was to inform the Commission and public that the quarry owner has submitted a development application for a mixed use project at the quarry site. As indicated, it was recently submitted and staff has not spent any time analyzing the project yet. He stated that the next step is for staff to review for completeness and, once the project is complete, to conduct an environmental review under CEQA. He reiterated that all the material staff has was posted on line on the Planning Department's web page and is available in that format but also available for anyone to go to the Planning Department and review it in person.

He stated that the Section 9212 report on the quarry initiative will be published with the next City Council's agenda packet and will be available by Friday. He informed them that Council directed staff to prepare a 9212 report in accordance with Section 9212 of the Elections Code.

He stated that the Council will also reconsider placing a library bond measure on the November ballot at a special meeting on July 21, mentioning that a press release explained the reason for that.

He stated that the Department of Public Works and the Wastewater Treatment Plant were combined with adoption of the FY 2016-17 budget. He stated that the current Public Works Director, Van Ocampo, will oversee Deputy Directors of Engineering and Wastewater. He stated that recruitment was ongoing for those two positions.

He stated that the North Coast County Water District is considering an out of service area water service application for Shamrock Ranch with the process ongoing. He stated that they prepared a

mitigated negative declaration under CEQA for that project. He stated that no determination has been made but, if they hear anything, this was all the information the city has with respect to that subject.

He stated that CalTrans is constructing clean water basins on San Pedro Terrace and Linda Mar near the fire station. He stated that the project is mitigation for the San Pedro Creek Bridge project.

He stated that there is no new information on the tagged Esplanade homes or the condominium trail that suffered a bluff failure recently.

**ADJOURNMENT:**

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

The motion carried **6-0**.

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

Respectfully submitted,

Barbara Medina  
Public Meeting Stenographer

APPROVED:

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Planning Director Wehrmeister