

MINUTES

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

August 1, 2016

7:00 p.m.

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

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

SALUTE TO FLAG: Led by Commissioner Nibbelin

STAFF PRESENT: Assoc. Planner Murdock
Asst. Planner Smith

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

The motion carried **5-0**.

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

APPROVAL OF MINUTES: JULY 18, 2016 Commissioner Clifford moved approval of minutes of July 18, 2016; Commissioner Evans seconded the motion.

The motion carried **4-0-1**.

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

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF AUGUST 8, 2016:

None

ORAL COMMUNICATIONS:

None

CONSENT ITEMS:

None.

CONTINUED PUBLIC HEARING:

- 1. PSD-808-16
CDP-365-16
PV-518-16** **SITE DEVELOPMENT PERMIT PSD-808-16, COASTAL DEVELOPMENT PERMIT CDP-365-16 and VARIANCE PV-518-16 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 (APN023-019-210) in Pacifica. The project site is located within the Coastal Zone, and the application was filed on February 22, 2016. Recommended California Environmental Quality Act (CEQA) status: Class 1, Categorical Exemption, Section 16301(e).**

Assoc. Planner Murdock presented the staff report.

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

Commissioner Clifford moved to continue to September 6, 2016; Commissioner Nibbelin seconded the motion.

The motion carried **5-0**.

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

Noes: None

NEW PUBLIC HEARING:

- 2. CDP-366-16** **COASTAL DEVELOPMENT PERMIT CDP-366-16,** Filed by Scott Cirimeli, agent for property owners, Chad and Chelsea Pope, to construct a 78-square feet (sq. ft) addition at First floor and a 728 sq. ft. addition at second floor, a 785 sq. ft. addition to a deck at second floor, to an existing 1,285 sq. ft. two-story single-family residence at 136 Stanley Avenue (APN 023-036-100) in Pacifica. The project site is located within the Coastal Zone and the application was filed on April 13, 2016. Recommended CEQA status: Class 1 Categorical Exemption, Section 16301(e).

Asst. Planner Smith presented staff report.

Scott Cirimeli, agent, stated that the project speaks for itself and he was going to let the owners speak.

Chad Pope, owner, stated that his wife was raised in Pacifica and he was from Nebraska. He explained the limited space in the existing home and stated that the additions they proposed were to give them more living space.

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

Commissioner Evans stated that he understood the nonconforming side and rear yard distances. He asked how that would come into compliance after the remodel.

Asst. Planner Smith stated that the nonconformance existed and the architect has set the new proposal outside the required setbacks which was as much as staff can ask. He stated that they incorporated the swing-type parking to help improve the situation onsite as far as possible where relevant.

Commissioner Baringer stated that he liked the project and felt it would make a significant, positive impact on the community around it. He commented that there was a lot of construction on Stanley Avenue and he thought it was probably exciting for nearby residents. He asked that they walk him through how the garage works. He asked if it was going to be primarily in the same location as present.

Asst. Planner Smith stated that he was correct, explaining that the garage was presently 20'-9" x 19'-2", and would increase in size to 20'-10" x 21'-6".

Commissioner Baringer stated that, in comparing the existing north elevation to the proposed elevation, he thought it appeared that the driveway has moved to the west. He stated that, because of substantial changes to elevation, it was hard to see where they wind up. He asked if the driveway was in the same location or moved.

Asst. Planner Smith stated that it moved slightly to the east and slightly forward to the north.

Commissioner Baringer concluded that was so they can make the turn and get into the garage. He stated that, on the north elevation, it looked as if there was a reduction in the slope on the side. He asked if it was an "optical illusion" on the drawings, adding that it looked like they lowered the slope.

Asst. Planner Smith stated that it was to accommodate the new staircase.

Commissioner Baringer asked if they know if there was substantial or minimal excavation.

Asst. Planner Smith thought it would be a question for the architect if they have the figures available.

Scott Cirimeli, architect, asked what sheet he was on. He concluded it was "existing north." He stated that they didn't plan to grade much. He stated that they need to expand the driveway to the east to accommodate the swing drive, but they didn't plan on doing much excavation. He stated that, if it appears to have a different slope, it was a slip of the "CAD."

Commissioner Baringer stated that, in the condition, they had a traffic plan because traffic will be an issue due to the street being very narrow. He asked how they were proposing to stage construction materials, onsite or on the street.

Scott Cirimeli, architect, stated that he thought they would be staging on site, explaining that they would have to bring materials up the driveway and put them on the flat part of the driveway. He didn't think it was feasible to stage on the street.

Commissioner Baringer mentioned that, if they were planning to stage on street, they would probably want to speak to staff to work out a plan.

Scott Cirimeli stated that he wasn't building the project, but he acknowledged that the street was narrow.

Commissioner Baringer agreed, adding that people park on the street and that makes it narrower. He concluded that it was a great project.

Commissioner Nibbelin agreed that it was a great project, and the aesthetics were cool. He referred to the landscaping, stating that the comparison of the proposed project versus existing condition contemplated a significant reduction in landscaping and significant increase in lot coverage. He referred to staff's view that the detailed landscaping plan would effectively soften the structural mass of the project. He asked if that was contemplated to be an immediate effect or that will take a while to pass.

Asst. Planner Smith stated that it will evolve over time, but there will be a lot of native species introduced and the drip irrigation will be beneficial to water consumption.

Commissioner Clifford stated that he was happy with the project and the questions he had have been asked, and if no one objects, he will make the motion.

Commissioner Clifford moved that the Planning Commission find the project is exempt from the California Environmental Quality Act; APPROVE Coastal Development Permit CDP-366-16 by adopting the attached resolution, including the conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference; Commissioner Evans seconded the motion.

The motion carried **5-0**.

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

Noes: None

Chair Gordon 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.

COMMISSION COMMUNICATIONS:

Commissioner Clifford reported that he attended the Library Advisory Committee meeting on July 27. He informed Commissioner Evans what transpired at the meeting, since Commissioner Evans will now take over and handle those meetings.

Commissioner Evans thanked him for covering his first meeting.

STAFF COMMUNICATIONS:

None

ADJOURNMENT:

There being no further business for discussion, Commissioner Clifford moved to adjourn the meeting at 7:19 p.m.; Commissioner Nibbelin seconded the motion.

The motion carried **5-0**.

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

Respectfully submitted,

Barbara Medina
Public Meeting Stenographer

APPROVED:

Planning Director Wehrmeister