

MINUTES

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

July 20, 2015

7:00 p.m.

Chair Campbell called the meeting to order at 7:01 p.m.

ROLL CALL: Present: Commissioners Cooper, Gordon, Evans, Vaterlaus and
Chair Campbell
Absent: Commissioner Nibbelin

Commissioner Brown arrived after roll call.

SALUTE TO FLAG: Led by Chair Campbell

STAFF PRESENT: Planning Director Wehrmeister
Assist. Planner Farbstein
Economic Development Manager Stedler

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

The motion carried **6-0**.

Ayes: Commissioners Brown, Cooper, Gordon, Evans,
Vaterlaus and Chair Campbell
Noes: None

**APPROVAL OF
MINUTES:** None

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF JULY 27, 2015:

Planning Director Wehrmeister stated that they would need a liaison for the appeal of the 7-Eleven project approval at Hickey Blvd. which is on the City Council's agenda.

Chair Campbell volunteered.

ORAL COMMUNICATIONS:

Ron Maykel, Pacifica, thanked the Commission for moving oral communications to the front of the agenda, commenting that, at the last Council meeting when he spoke at oral communications, it was after 10:00. He referred to the cards for speaking, and he asked if there was a reason why the Council was different from the Planning Commission in color and size, etc. He stated that he hiked by the recycling plant and took pictures which he wanted to show to the Commission members. He then stated that they were pictures of the railroad car the Pacifica Historical Society was restoring, parked on top of the illegal concrete slab that had been constructed for the biodiesel. He thought it was interesting that a railroad car driven by steam was sitting on a concrete slab built for an oil refinery. He stated that was an example of when Council and staff

circumvented the protocol and the project didn't go before Open Space even though it had Hillside Preservation District zoning and sensitive habitat, etc., and didn't go before the Planning Commission either. He was pointing that out so that we make sure we don't see that happening again, adding that the project cost the city a lot of money to build the thick concrete pad and trenched the parking lot to put in pipes they never used. He hoped that the new Planning Director sees that everyone is treated fairly, regardless of whether the project is by the city or the public.

CONSENT ITEMS:

None.

PUBLIC HEARINGS:

1. Consideration of Use Permits and Coastal Development Permits For once a week outdoor e-vents as follows:

**1a. UP-50-15
CDP-352-15
PSD-797-15** **USE PERMIT, COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT** filed by the City of Pacifica for once a week outdoor events, with food trucks and music, at the Linda Mar Beach parking lot. This project site is located in the appeal area of the Coastal Zone. Recommended CEQA status: Exempt.

**1b. UP-51-15
CDP-353-15
PSD-798-15** **USE PERMIT, COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT** filed by the City of Pacifica for once a week outdoor events, with food trucks and music, on Beach Blvd., in the vicinity of the pier and 2212 Beach Blvd. This Project site is located in the appeal area of the Coastal Zone. Recommended CEQA status: Exempt.

Economic Development Manager Stedler presented the staff report, explaining why they are requesting a continuance.

Chair Campbell assumed they needed a motion to continue the items.

Planning Director Wehrmeister agreed that they needed a motion to continue the items. She stated that there were two commenters, Greg Cochran and Shirley Chan, and if they are able to come back to the future meeting to comment, that would be great, otherwise they should be allowed to comment now.

Chair Campbell asked Mr. Cochran who was amenable to speaking at the future date, and Ms. Chan was no longer in the audience.

Commissioner Cooper stated that he would like to make some comments to take back when she does her presentation and could potentially answer some of his concerns.

Chair Campbell suggested that they stay the comments until everyone can speak as he was worried about moving forward without clear direction.

Commissioner Vaterlaus moved that they continue Items 1a and 1b to a future date, not yet noted; Commissioner Evans seconded the motion.

The motion carried 6-0.

Ayes: Commissioners Brown, Cooper, Gordon, Evans,
Vaterlaus and Chair Campbell
Noes: None

2. CDP-351-15

COASTAL DEVELOPMENT PERMIT, filed by the applicant and owner, Robert Twigg, to construct a 380 square foot two-story addition and a second story deck of 350 square feet to an existing dwelling at 125 W. Avalon Drive (APN-009-253-090). The project is located in the appeal area of the Coastal Zone. Recommended CEQA status: Exempt.

Asst. Planner Farbstein presented the staff report.

Commissioner Cooper referred to the parking requirements and asked what triggered that.

Asst. Planner Farbstein stated that it has been a requirement for a number of years. She explained that, in their non-conforming section, it states that, if someone is increasing the number of bedrooms, they can look at it through a non-conforming section of the Pacifica Municipal Code and they can also look at the garage and its dimensions. If it does not meet code, they need to figure a way to bring the garage up to code or make another accommodation to satisfy the two-car garage dimension.

Commissioner Evans assumed that, when the house was built, it was approved at the one-car garage point and not having the two-car requirement at that time.

Asst. Planner Farbstein responded affirmatively, adding that she did not have the information in front of her as to when the house was built was most likely built when only a one-car garage was required.

Robert Twigg, applicant, stated that when he moved in ten years ago, there was a cyclone fence that blocked the ocean view. Following the creation of the park, he thought he would like to improve his house exterior and also capitalize on the view. He explained that his architect was coming from the East Bay and was caught in traffic but would be present shortly.

Commissioner Gordon referred to the staff report, asking if the proposal was not modifying the siding or the roof on the south and east elevations. He also asked them to explain the design intent and future plans.

Mr. Twigg stated that the current siding matches the modern design, explaining that it was an older tile look, showing some photos. He felt, if it was all stucco, it would be just a blank stucco wall. He pointed out that the front had different levels with depth and texture. He stated that it was also on the side not seen by the public. He stated that, if it had old wood siding, he would change it, but he felt it matches pretty well.

Commissioner Cooper asked if he has spoken to his neighbors about the project and asked what they had to say.

Mr. Twigg responded that he has and they are all looking forward to it. He stated that he could have invited them and gotten some positive comments.

Commissioner Cooper felt it was beneficial to him to have talked to his neighbors and make sure they agree with his plans.

Mr. Twigg stated that, in the way it goes up, it doesn't block any of his neighbors' views as he is building against an existing building. He reiterated that he has talked to all his neighbors and the ones to the left and right across the street are all looking forward to it.

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

Mr. Twigg stated that the pictures looked like newer construction with different textures and he brought them up to show the commissioners. He stated that, if they have any questions about it, there were some houses in the neighborhood that also have different types of siding.

Commissioner Evans referred to a picture, and asked if it was his existing siding.

Mr. Twigg responded affirmatively.

Commissioner Gordon asked if there was going to be any updating at all to the siding.

Mr. Twigg stated that they will paint to match.

Commissioner Gordon assumed it will be a paint update but the color will be the same.

Mr. Twigg responded affirmatively, explaining that it will correspond with the design.

Commissioner Evans referred to one of the conditions stating that, prior to getting permits, he will have to come up with color and design and he asked that it be explained.

Asst. Planner Farbstein stated that it was standing condition #2, which states that, prior to a building permit, applicant shall submit information on exterior finishes, including colors and materials subject to approval of the Planning Director, and in this case with the proposed stucco and painting over the existing siding material, staff will take a look at the color sample before they sign off on the building permit to make sure it was appropriate.

Commissioner Gordon asked if there was a condition of approval regarding the landscaping.

Asst. Planner Farbstein responded affirmatively, explaining that it was also a standard condition of approval. She pointed out that, in this case, the front yard needs to be landscaped and improved, and she understood that the applicant was waiting to get this project going before he does that. She assured them that the yard will be landscaped and will look much better.

Commissioner Cooper moved that the Planning Commission find the project is exempt from CEQA, approve Coastal Development permit CDP-351-15, by adopting the attached resolution

for the proposed remodel and addition to a single family dwelling at 125 W. Avalon Drive, including 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 6-0.

Ayes: Commissioners Brown, Cooper, Gordon, Evans,
Vaterlaus and Chair Campbell
Noes: None

Chair Campbell 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:

Chair Campbell asked staff about the status of Dave & Lou's gas station on Highway 1.

Planning Director Wehrmeister stated that they knew 7-Eleven was interested in that site and may be working on plans that they have not formally submitted yet. She added that they will be required to come before the Planning Commission.

Chair Campbell asked staff about the status of whatever is going to replace Fresh and Easy at the Pedro Point Shopping Center.

Planning Director Wehrmeister stated that they have not submitted their signage package yet.

Commissioner Cooper, mentioning that someone took a bunch of pictures in regard to all the extra signage at the 7-Eleven in the vicinity of the Chamber, and he was driving by recently and saw that they got rid of their redbox and all their signage and it looked much nicer. He asked if the city checked that space.

Planning Director Wehrmeister stated that there were code enforcement complaints made and staff followed up on those on the site, and the other site on Manor as well.

STAFF COMMUNICATIONS:

Planning Director Wehrmeister stated that she will not be present for their next scheduled meeting as she will be attending a conference on priority based budgeting, which the city will be starting for the next budget year of 2016-2017.

Commissioner Gordon asked the date of the next meeting.

Asst. Planner Farbstein stated that the next meeting was August 3.

ADJOURNMENT:

There being no further business for discussion, Commissioner Gordon moved to adjourn the meeting at 7:30 p.m.; Commissioner Vaterlaus seconded the motion.

The motion carried 6-0.

Ayes: Commissioners Brown, Cooper, Gordon, Evans,
Vaterlaus and Chair Campbell
Noes: None

Respectfully submitted,

Barbara Medina
Public Meeting Stenographer

APPROVED:

Planning Director Wehrmeister