

**MINUTES**

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

August 3, 2015

7:00 p.m.

Chair Campbell called the meeting to order at 7:16 p.m.

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

**SALUTE TO FLAG:** Led by Chair Campbell

**STAFF PRESENT:** Asst. Planner Farbstein  
Asst. City Attorney Visick  
Economic Development Mgr. Stedler  
Assoc. Engr. Donguines

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

The motion carried 4-0.

Ayes: Commissioners Nibbelin, Evans, Vaterlaus and Chair Campbell  
Noes: None

**APPROVAL OF MINUTES: JUNE 15, 2015 AND JULY 20, 2015** Commissioner Vaterlaus moved approval of minutes of June 15, 2015; Commissioner Evans seconded the motion.

The motion carried 4-0.

Ayes: Commissioners Nibbelin, Evans, Vaterlaus and Chair Campbell  
Noes: None

Chair Campbell stated that they would table the vote on approval of minutes of July 20, 2015 due to lack of a quorum.

**DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF AUGUST 10, 2015:**

Asst. Planner Farbstein stated that no liaison was needed for the next City Council meeting.

**ORAL COMMUNICATIONS:**

Betty Duran, Pacifica, stated that she had addressed at a previous meeting that only 9 residents had been notified of the proposed 7-Eleven project at 700 Hickey. She stated that she was going to ask a different question since every time she asked her question, she was told that they were in compliance with the legal government codes. She clarified that she was not speaking about the item on the agenda but was referring to it. She mentioned that 57 surrounding property owners were notified and she questioned that 57 property owners were within 300 feet. She asked about the difference between this project and the one on Hickey. She did point out that this project was after the Hickey project and pointed out that Spindrift School had business before the Commission and 108 property owners were notified. She asked again if all 108 property owners were within 300 feet. She asked about the difference in the criteria, specifically asking whether they were all within 300 feet. She stated that she and her fellow residents in Fairmont would like an answer as she doesn't have an answer to that question.

Dan Stegink, Pacifica, referred to the 7-Eleven City Council hearing. He compared the number and type of calls to the Police Department at existing 7-Elevens and other businesses such as the Shell station that is also open all night. He thanked Commissioner Nibbelin for asking how many jobs 7-Eleven will be creating. He stated that, at that time, an employee of 7-Eleven responded that it would be 8 and 10 jobs. He stated that he would have assumed they were full time equivalents (FTEs) but they were part time jobs. He thought they should clarify that in the future, giving an example of putting on a one-time event that would hire 50 people for the day but that would be of limited benefit to the community. He stated that he would assume that an applicant would be responding with the number of FTEs.

**CONSENT ITEMS:**

None.

**PRESENTATION:**

**Presentation of the 2015-16 Economic Development Work Plan  
recently approved by the City Council by Anne Stedler,  
Economic Development Manager.**

Chair Campbell referred to the food trucks at the beach, and wondered what the status was.

Econ. Dev. Mgr, Stedler stated that status was unchanged from what she shared two weeks previously, i.e., enough questions were raised about traffic and parking congestion and potentially adding to congestion. She stated that they need to work through that at a refined, technical level and come back with good solutions. She stated that she has mentioned partnerships, and she said it was still their desire to work in partnerships with people in town, concerned people and supportive people. She stated that she would like to come back with that issue.

Commissioner Nibbelin appreciated the presentation which he thought was informative. He was curious about her thinking about this upward trend, referring to the mention of various taxes. He asked where she thought the most likely place to get momentum in terms of building that upward trend.

Econ. Dev. Mgr. Stedler stated that she is optimistic on all three fronts. She sees an opportunity to increase sales by visitor traffic. She mentioned that, leaving tourism aside, we were minutes away from millions of people, affluent people, etc. She felt, if we can tailor our message to reach those people, using appropriate social media, etc., we should be able to draw those people to things they like to do, such as surfing, etc. She suggests concerted, planned, repetitive message as advertising experts advise. She stated that, business's success, monetary gain, is ultimately reflected in the commercial property values with a resulting property tax increase. She mentioned that the hotel rates in Pacifica are high enough to surprise her, and she sees opportunities for new hotels since the market now supports hotel development. She assumed they were aware that Beach Blvd. has been slated for a hotel, but she didn't think it was the only opportunity available in Pacifica. She mentioned the band of pricing and felt that, with the market and the proximity to San Francisco, we may be able to push the upper limit on the hotel, in terms of price, as well as quality and desirability to travelers. She mentioned her meeting with a consultant who had chosen to stay in Pacifica the night before, to have the quiet of a beach front hotel before a busy work day, adding that was the kind of reputation Pacifica wants. She also mentioned that Pacifica restaurants have been reaching out to corporate clients to host retreats, and business meetings, and we need to continue to do that.

Commissioner Nibbelin thought there was a lot to be said for developing a theme, etc.

Chair Campbell asked her thoughts on North Palmetto, mentioning that many of them thought North Palmetto was an underutilized resource in Pacifica as the businesses there are sometimes not the highest and best use of the California Coastline. He stated that tech people have asked him why we don't have a Class A building there so close to the City of San Francisco.

Econ. Dev. Mgr. Stedler agreed. She stated this is a planning and land use regulation discussion and decision. She stated she couldn't address the timing.

Chair Campbell thought it was nice just to know it is in the mix.

Commissioner Evans welcomed her to Pacifica and he looked forward to her adventurous work of trying to get business going with a kick start. He was looking forward to upcoming programs. He thought there was no reason that we couldn't be like some southern beach towns that are tourist oriented. He added that we have the benefit of being so close to the airport and San Francisco, etc., more than most towns, but we haven't been able to utilize those advantages. He looked forward to her being on board.

Commissioner Vaterlaus stated that she would like to see Pacifica become a destination, but she didn't see it as much now as it could be. She thought they could expand on that greatly, with people coming just to come to Pacifica.

Chair Campbell stated that he had a card for comment on this item and he asked if that was something they could do.

Asst. Planner Farbstein stated that this item was not a public hearing.

Asst. City Attorney Visick stated that the Commission could take public comment if they would like to do it, but they were not required to do so.

After checking with the other Commissioners, the Commission consensus was to hear the comments and Chair Campbell opened public comments.

Dan Stegink, Pacifica, thanked the Commission for hearing him. He stated that he liked what Anne Stedler says. He stated that it wasn't the place for it, but budget wise, she was rubbing nickels together. He stated that, for what she was trying to do, it was a very small budget. He acknowledged that the Commission isn't the group to vote on it, but he supported what Commissioner Vaterlaus said about making us a destination, mentioning that we were 16 miles from one of the greatest economies in the free world. He stated that the average tech salary on the peninsula was \$292,000 a year. He mentioned the positive reaction many have when they drive into Pacifica and see Linda Mar Beach, which he felt was Pacifica's greatest natural asset. In terms of international travelers, he mentioned that he was at Fitzgerald Marine Reserve in Moss Beach and everyone there was from another country and he thought Moss Beach has a fraction of the resources Pacifica has. He stated that all our problems will take care of themselves as housing prices rise here. He stated that, within two years, every house in Pacifica was going to be a \$1 million house and, as prices rise, they will retire early and cap some of the income and it is solving some of our problems. He mentioned that we have the best Taco Bell in the world in a dump with a \$1 billion view. He thanks god that, in the 1973 meeting, they didn't put it at Rockaway Beach where they had planned to do.

Chair Campbell closed public comments.

**PUBLIC HEARINGS:**

**USE PERMIT and SITE DEVELOPMENT PERMIT, filed by Randy Berend, on behalf of the owner, Dewey Melton, to construct a single family dwelling of 2,900 square feet with an attached garage of 600 square feet on a vacant lot at 35 Malavear Drive. A Negative Declaration was previously adopted for this project.**

Asst. Planner Farbstein presented the staff report.

Commissioner Evans asked if, within the conditions, they have added all the new recommended conditions for approval.

Asst. Planner Farbstein responded affirmatively. She stated that Engineering also included a condition of approval regarding the Subdivision Improvement Agreement. She stated that Assoc. Engr. Donguines was present if they have questions. She stated that the condition of approval about the retaining wall was added. She stated that most of the conditions were standard and she was highlighting the ones the Commissioners should be aware of.

Randy Berend, applicant, stated he didn't have anything to add, mentioning that he has already discussed the retaining wall issues, adding that it was a new interpretation of an existing code but they will work that out. He stated that the only condition of approval he was asking had to do with the gutters and downspouts matching the existing surface of the house. He stated that this house will be a traditional style Spanish house with off-white/parchment color with a standard tile terra cotta roof, and these houses go with a copper and/or dark metal gutter with round downspouts. He asked if they could get approval for their downspouts and gutters to be all uniform, adding that the copper downspout against the opaque background was part of that old world look and lends to the architecture as opposed to taking away.

Chair Campbell asked which condition of approval that was.

Mr. Berend stated it was No. 9.

Commissioner Evans referred to the new conditions, and stated that there was a discussion of approval that the seeding has been done already to the hillside and pond area. He asked if it will create an issue with him for proving that from a while ago.

Mr. Berend stated that this happened almost ten years ago, and he talked to Dave Melton who did do the planting and seeding and he has the receipt somewhere. He said they can come up with pictures and show the ones that were planted, have taken root and survived the three years of drought.

Commissioner Evans referred to the control of runoff from the drainage, and assumed it was going into a catch basin.

Mr. Berend responded affirmatively, stating that it will end up in a sedimentation pond. He added that it was all kind of things prior to his involvement in this project, but it was part of the conditions of approval and will be on Dave Melton's property.

Commissioner Evans thought it was an interesting area.

Mr. Berend stated that Dave was supposed to be present, but he has a feeling he is stuck in traffic.

Chair Campbell referred to condition #9, and asked if he was amenable to something like all vents, gutters, downspouts, flashing and conduit shall be painted to match the colors of adjacent building surfaces, or in light of the Spanish Colonial nature of the building, be an appropriate metal.

Mr. Berend agreed, mentioning that they can say copper/dark metal that will be uniform.

Commissioner Evans asked staff if that was a problem.

Assist. Planner Farbstein stated that it would be an acceptable change and appropriate in this case.

Commissioner Vaterlaus stated that was her question as she liked the copper gutters.

Assist. Planner Farbstein stated that she appreciated the dark metal because she thinks there was some issues with the copper having to do with toxic metals, and she thought they actually discouraged people from using copper, and she asked if they could keep it more broad and with decorative metal.

Mr. Berend clarified that it was a uniform color for all.

Asst. Planner Farbstein thought that wording was acceptable.

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

Commissioner Nibbelin stated that he was in favor of the project. He didn't have any further concerns. He thought it was well laid out in the staff report and it sounds like the concerns raised by staff today have been addressed by the applicant.

Commissioner Evans agreed, stating that he understood all the background that this piece of property has had, and he was glad to see the City Attorney present to keep them straight. He thought, as long as they meet the original agreement, he was fine. He stated that it was over the mega house but he thought it fits in just fine with the rest of the neighborhood with no problems and he has no issues against it. He thought it looks very nice and he likes the design.

Commissioner Vaterlaus agreed.

Chair Campbell stated that he didn't have any issues with this and, with the condition on the downspouts, it will be a nice looking project. He commended Asst. Planner Farbstein for a great presentation. He also thanked Counsel for being present and taking the time to come and be prepared on the topic. He appreciated it and welcomed Counsel at the meetings and he didn't want to take that for granted. He stated that there had been a lot of meetings when he wished Counsel had been present and he wasn't.

Commissioner Nibbelin moved that the Planning Commission ADOPT the attached resolution approving Use Permit, UP-47-15 and Site Development Permit, PSD-795-15 for the proposed single family dwelling at 35 Malavear Drive, including conditions of approval in Exhibit A as amended in Condition #9; and incorporate all maps and testimony into the record by reference; Commissioner Evans seconded the motion.

The motion carried 4-0.

Ayes: Commissioners Nibbelin, 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.

**CONSIDERATION:**

None

**COMMISSION COMMUNICATIONS:**

Chair Campbell mentioned that the meeting started a little late because of the horrendous traffic on Highway 1, in part due to Caltrans work activity, some spot repaving. He asked if they have that going on the next day.

Asst. Planner Farbstein responded affirmatively, explaining that they got news that there would be paving between the hours of 9:30 am and 3:30 pm. She wasn't sure of the exact area, but she thought it was Reina Del Mar to maybe Fassler.

Chair Campbell reiterated that there was more activity ending as soon as 3:30. He stated that there was no one who was in charge of this, but he expressed hope that going forward in the future, Caltrans works with the city on providing more of an alert to the residents of Pacifica to avoid the unbelievable traffic. He knew there was more potential Caltrans activity in the future. He thought, if this was an indication of what was coming, it was not good. He hoped we have better coordination in the future although it allowed him to have a wonderful dinner in town.

Asst. Planner Farbstein stated that she checked the message and it says the right lane from Fassler Avenue to Reina del Mar will be closed and they should expect traffic delays between 9:30 am and 3:30 pm.

Chair Campbell thanked her for the update.

**STAFF COMMUNICATIONS:**

Asst. Planner Farbstein stated that she had none. She explained that Planning Director Wehrmeister was out on conference this week and will be back in two weeks, adding that the next regularly scheduled meeting was for August 17 and she anticipates that the Planning Director will be back.

Chair Campbell asked if there was any more news on where we were with the signage at the upcoming new store at Pedro Point.

Asst. Planner Farbstein stated, not the signage, but the Grocery Outlet Store did file a building permit application, electronically today, and they will followup with the signage for that.

Chair Campbell asked if the Commission will get to see that.

Asst. Planner Farbstein stated that she was not sure of the particulars. She stated that there was a master sign program for that location so she understood that, if they comply with those requirements, that may not need to come to the Planning Commission, but they just got the plan check and haven't opened it up. She stated that, generally, if she gets a plan check on a store like that that does not have signage, that is one of her comments, what are they proposing for the



signage. She couldn't answer whether it will be coming to the Planning Commission until she looks at it.

Chair Campbell asked if they could ask for it.

Asst. Planner Farbstein stated that she would have to look at the master sign program. She stated that she will defer to the Planning Director and get back to them on that. She mentioned that the Planning Director was aware of it as she brought it up in the staff meeting. The Planning Director does not even know the news yet that they have submitted and she will follow up with her.

Chair Campbell referred to the 7-Eleven proposed for the old Dave and Lou's on Highway 1, and asked if there are any updates on that.

Asst. Planner Farbstein stated that nothing has been submitted yet. She thought the other one was going back to the City Council sometime in September. She reiterated that they have not received a planning application submitted for that location and the other one is still under review and going to the City Council several weeks from now, sometime in September but she didn't have the exact date.

Commissioner Evans asked the status for August 6 on the changeover for the bridge. He understood that was going to happen on August 6.

Asst. Planner Farbstein stated that she got the same alert, saying it will start August 6 but to expect it to be in place by morning commute time on August 7. She stated that they got that alert several days ago. She then mentioned that Assoc. Engr. Donguines was present and might answer. She stated that Engineering did not know about the closure from CalTrans and no one was notified until it was already initiated.

**ADJOURNMENT:**

There being no further business for discussion, Commissioner Vaterlaus moved to adjourn the meeting at 8:10 p.m.; Commissioner Nibbelin seconded the motion.

The motion carried **4-0**.

Ayes: Commissioners Nibbelin, Evans, Vaterlaus and Chair Campbell  
Noes: None

Respectfully submitted,

Barbara Medina  
Public Meeting Stenographer

APPROVED:

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Planning Director Wehrmeister