

MINUTES

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

September 21, 2015

6:00 p.m.

Vice Chair Gordon called the study session to order at 6:04 p.m. Commissioner Brown was absent. Chair Campbell arrived late. All other Commissioners were present.

Chair Campbell ended the study session at 6:57 p.m.

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

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

SALUTE TO FLAG: Led by Chair Campbell

STAFF PRESENT: Planning Director Wehrmeister
Assoc. Planner Murdock

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 Nibbelin, Cooper, Gordon,
Evans, Vaterlaus and Chair Campbell
Noes: None

**APPROVAL OF MINUTES:
JULY 20, 2015
AUGUST 3, 2015
and SEPTEMBER 8, 2015** Commissioner Cooper moved approval of minutes of July 20, 2015; Commissioner Gordon seconded the motion.

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

Ayes: Commissioners Cooper, Gordon,
Evans, Vaterlaus and Chair Campbell
Noes: None
Abstain: Commissioner Nibbelin

Commissioner Nibbelin moved approval of minutes of August 3, 2015; Commissioner Vaterlaus seconded the motion

The motion carried **4-0-2**.

Ayes: Commissioners Nibbelin, Evans, Vaterlaus
and Chair Campbell
Noes: None
Abstain: Commissioner Cooper and Gordon

Commissioner Evans moved approval of minutes of
September 8, 2015; Commissioner Vaterlaus seconded
the motion

The motion carried **4-0-2**.

Ayes: Commissioners Nibbelin, Gordon, Evans and
Vaterlaus
Noes: None
Abstain: Commissioner Campbell and Cooper

**DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF SEPTEMBER 28,
2015:**

Planning Director Wehrmeister stated that they would not need a liaison.

ORAL COMMUNICATIONS:

Betty Duran, Pacifica, read from the July 27 2015 agenda, where it mentions the April 18, 1964 approval by Council of a gas station at the Hickey location where they only authorized a gas station and multiple auto related services. She stressed that was not the description of a 7-Eleven. She then expressed her feelings about the tactical maneuvers of 7-Eleven and the fact that she felt the city was not really making the best decision for Pacifica and especially for the neighbors affected by the project.

CONSENT ITEMS:

2. CDP-345-14 **EXTENSION OF PERMIT**, filed by Joshua Moore, owner, to construct a living area addition of 700 square feet and deck of 250 square feet to the rear of an existing single family dwelling at 1493 Grand Avenue (APN 023-021-110).

3. CDP-343-14 **EXTENSION OF PERMIT**, filed by Sue Schechtman, owner, to construct a living area addition of 1,300 square feet and remodel 1,600 square feet of an existing single family dwelling at 1 Blackburn Terrace (APN-023-033-080).

Commissioner Evans asked if they can question something.

Assoc. Planner Murdock stated that you can ask a minor question but if it turns into an extended discussion, they will have to pull the item.

Commissioner Evans referred to the second item, and asked, since this was a consent item, why it was only six months rather than the normal year.

Assoc. Planner Murdock stated that the applicant only requested six months, and he thought she did that to show her commitment to pursuing the project and not to extend it longer than needed to get through the grading moratorium.

Commissioner Evans asked if there was an issue, fee wise, to extend it to a year. He explained that he was asking because things can get complicated and he thought it may be better to give her the year up front so she doesn't have to come back to them again.

Assoc. Planner Murdock stated that there was nothing to limit the Commission from approving a different duration, whether shorter or longer, but in order to do that, they would have to pull it from the consent calendar.

Commissioner Nibbelin moved approval of the consent calendar; Commissioner Cooper seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Nibbelin, Cooper, Gordon, Evans,
Vaterlaus and Chair Campbell

Noes: None

PUBLIC HEARINGS:

- 4. CDP-356-15** **COASTAL DEVELOPMENT PERMIT**, to demolish an existing apartment building located at 330 Esplanade Drive which has been uninhabited for several years due to unsafe building conditions (APN-009-413-030).

Planning Director Wehrmeister presented the staff report.

Chair Campbell opened the Public Hearing.

Beth Benson, Pacifica, stated that if they are continuing it, she will talk then. She stated that she was a resident in 310 Esplanade and was interested in stabilizing the cliff and whatever keeps the occupants living on that side of the cliff.

Chair Campbell stated that she was welcome to speak as they didn't have the applicant present.

Ms. Benson implored them, in their capacity as representatives of Pacifica, to keep the cliff standing and keep the residents able to inhabit the one building that is still inhabitable. She thought there were many possibilities for the spaces that are dormant, adding that it was a lively end of Pacifica and loved for its views and affordability. She wants to stay there and the residents would appreciate whatever they can do.

Planning Director Wehrmeister stated that part of the reason they were asking for the continuance was so that the owner of the property can work with their engineers and geotech consultants to make sure that, when the building is demolished, the site remains in a condition that will in no way further endanger the cliff, i.e., to make sure it is graded and draining toward the city's storm water system and not further exacerbating any problems by sending storm water over the bank.

Chair Campbell closed the Public Hearing.

Commissioner Cooper moved that they continue this item to meeting of October 19, 2015; Councilmember Nibbelin seconded the motion.

The motion carried **6-0**.

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

CONSIDERATION:

None.

COMMISSION COMMUNICATIONS:

Commissioner Gordon asked staff about the process they were going to streamline the request for extensions of permit. He recalled that she had a great idea and proposal and he was following up on it.

Planning Director Wehrmeister stated that they are going to implement that but it would not be immediate. She stated that one step was amending the ordinance so that use permits are good for a longer period of time, and the other step is that, with new applications that come before them, the condition will read that, if conditions have not changed, there may be administrative approval of a one year extension. She stated that they will see some extensions from time to time, but as they move forward they will come to them less often.

Commissioner Gordon concluded that, short of amending the code, they could make that into a condition of approval.

Planning Director Wehrmeister stated that, with the next use permit that comes before the Commission, the new condition language will be implemented.

Chair Campbell asked where they were with the 7-Eleven proposal for Highway 1 in Linda Mar.

Planning Director Wehrmeister stated that there was no application.

Chair Campbell asked her to explain the signage for the Grocery Outlet at Pedro Point and why they are not going to see it.

Planning Director Wehrmeister stated that it came up at the last meeting as a point of explanation. She explained that the Pedro Point Shopping Center has a sign program, that was the discretionary permit, if an application comes in that complies with the sign program, staff is required to approve it and there was no discretionary review. She stated that the applicant had come in with a sign that did not comply and staff told them it would require Planning Commission approval and they then redesigned their sign.

STAFF COMMUNICATIONS:

None

ADJOURNMENT:

There being no further business for discussion, Commissioner Nibbelin moved to adjourn the meeting at 7:20 p.m.; Commissioner Cooper seconded the motion.

The motion carried **6-0**.

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

Respectfully submitted,

Barbara Medina
Public Meeting Stenographer

APPROVED:

Planning Director Wehrmeister