

MINUTES

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

June 16, 2014

7:00 p.m.

Chair Brown called the meeting to order at 7:02 p.m.

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

SALUTE TO FLAG: Led by Commissioner Nibbelin

STAFF PRESENT: Planning Director White
Assistant Planner Farbstein

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

The motion carried 5-0.

Ayes: Commissioners Campbell, Vaterlaus, Nibbelin, Evans and Chair Brown

Noes: None

Planning Director White stated that they will not be able to vote on the April 7, 2014 minutes because they do not have the quorum required and they will hold that over.

APPROVAL OF MINUTES: MAY 5, 2014 Commissioner Campbell moved approval of the minutes of May 5, 2014; Commissioner Vaterlaus seconded the motion.

The motion carried 5-0.

Ayes: Commissioners Campbell, Vaterlaus, Nibbelin, Evans and Chair Brown

Noes: None

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF JUNE 23, 2014:

Planning Director White did not know of any Planning Commission related business at the next meeting, adding that they are always welcome to attend.

CONSENT ITEMS:

None.

PUBLIC HEARINGS:

None.

OTHER AGENDA ITEMS:

PV-496-08 EXTENSION OF PERMIT to exceed the Hillside Preservation District lot coverage limitation, for the construction of a bed and breakfast inn at 130 Dardenelle Avenue, Pacifica (APN 018-113-060).

Asst. Planner Farbstein presented the staff report.

Commissioner Evans referred to the second paragraph, and asked for an explanation of the reference to “high end home” instead of bed and breakfast.

Asst. Planner Farbstein stated that the wording was from the applicant’s request letter. It was designed to be a very high end home when the economy could not support this type of home. She stated that the applicant was not present to elaborate on it, but it was her understanding that it was a nicer, bigger home with more features and it will be more expensive to construct and he wanted to make sure it was a type of home that would sell. She added that the bed and breakfast portion was one room for ten days and it satisfies the minimal requirement for a bed and breakfast. The applicant felt that they could produce a high quality home and sell it at some point.

Commissioner Evans asked if the plan has changed.

Asst. Planner Farbstein stated that nothing has been submitted to the building department for a building permit.

Chair Brown referred to the extension and original variance which was related to exceeding the lot coverage limitations and wrapped up with the fact of being proposed as a bed and breakfast at the time. He stated that now the proposal was for a high end home, and he asked if that applies in the extension process.

Planning Director White stated that the project has not changed. The approval was for a bed and breakfast which was a home at the same time, and that is only an approval. No plans have been submitted and that approval has not changed, which was the reason for the extension request. They have not been in a position to submit plans and build a home.

Chair Brown referred to the fact that the price of extensions has gone up, and he stated that the applicant was requesting a two-year extension for the price of one.

Asst. Planner Farbstein stated that they have a cost recovery system in place. In the past, they would charge one hour of staff time which did not cover what it took to process one of the applications. Now, they are able to collect approximately four hours’ worth of staff time which was why the fees have gone up. She stated that, although he requested a two year extension, this is a variance and they can only allow a one-year extension.

Planning Director White pointed out that, in the past, the Planning Commission has typically made extensions in one-year increments.

Chair Brown concluded that he heard they can only grant one year.

Planning Director White added "in this particular case."

Asst. Planner Farbstein was in agreement.

Chair Brown concluded that the proposed action was to grant an extension for two years in the report.

Asst. Planner Farbstein stated that it could be an error, as it was supposed to be one. She added that the applicant was requesting a two-year extension.

Planning Director White stated that they were recommending one year. He stated that, if they look at the Commission action, it recommended one year to June 16, 2015.

Chair Brown opened public comments.

Tom Clifford, Pacifica, stated that he agreed with staff's recommendation of the one-year extension. He asked if there was anything that requires them to keep the bed and breakfast running if it was not what they consider profitable.

Planning Director White stated that he wasn't prepared to answer the question now. He would have to look at the code to see if there is some mandatory requirement once you have a bed and breakfast. He stated that, from a common sense standpoint, he would think not.

Mr. Clifford stated that he thought the same when they were voting on it originally, i.e., that it was probably something that wasn't ever going to happen.

Chair Brown closed public comments.

Commissioner Nibbelin referred to the requirement that they can only extend for one year, and asked if there was any thought on staff's part that it might make sense to look at a longer period.

Planning Director White stated that they have had some conversations about the extension process generally, but they haven't made a lot of progress in bringing about some needed changes. He hoped that they would continue to try. He stated that the stipulation was for the one year variance and they just saw that when they prepared the packet. He thought that would be another part of the code that they may want to examine if they were to touch on the extension process again.

Commissioner Campbell acknowledged that the Commission has discussed at length about whether they should have longer years for some of the projects. Usually, when it came up, it was projects with controversy and a lot of sharp edges, and the Commission in the past, was more eager to see them again. He also commented that they thought it would be a good thing to revisit these issues more often than let them disappear for years at a time.

Planning Director White added that in particular for successfully revisiting the whole extension process. He stated that there were also discussions about limiting the process as well and not having an infinite number of extensions such as today.

Commissioner Nibbelin moved that the Planning Commission **EXTEND** PV-496-08 for the bed and breakfast inn at 130 Dardenelle avenue for one year to June 16, 2015; Commissioner Evans seconded the motion.

The motion carried **5-0**.

Ayes: Commissioners Campbell, Vaterlaus, Nibbelin, Evans
and Chair Brown

Noes: None

COMMISSION COMMUNICATIONS:

None.

STAFF COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

Tom Clifford, Pacifica, stated that he wanted to touch on the infinite extensions as he was one of those people who thought it was a bad idea to carry extensions on forever, partly because they approve projects that never get built, and the Commission takes the heat. If the owners choose to entitle their property and make it more valuable that way and not build the project, they gain because they can get a loan against the property at its new increased value. He stated that the City gains if the project gets built, with higher taxes, vitality, more people, and if a commercial project, they have more business going on. With just entitling property, the only person who gains was the person who got the entitlement.

ADJOURNMENT:

There being no further business for discussion, Commissioner Vaterlaus moved to adjourn the meeting at 7:22 p.m.; Commissioner Evans seconded the motion.

The motion carried **5-0**.

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

Respectfully submitted,

Barbara Medina
Public Meeting Stenographer

APPROVED:

Planning Director White