

**MINUTES**

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

August 20, 2012

7:00 p.m.

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

**ROLL CALL:** Present: Commissioners Brown, Clifford, Campbell, Evans and  
Chair Langille  
Absent: Commissioners Leon and Gordon

**SALUTE TO FLAG:** Led by Commissioner Clifford

**STAFF PRESENT:** Planning Director White  
Assoc. Planner Diaz

**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 Brown, Clifford, Campbell, Evans and  
Chair Langille  
Noes: None

**APPROVAL OF  
MINUTES:  
July 2, 2012**

Commissioner Clifford moved approval of the  
minutes of July 2, 2012; Commissioner Campbell  
seconded the motion.

The motion carried 5-0.

Ayes: Commissioners Brown, Clifford, Campbell, Evans and  
Chair Langille  
Noes: None

**DESIGNATION OF LIAISON TO CITY COUNCIL MEETING:**

Planning Director White explained that there was no second meeting in August scheduled and,  
therefore, no need for a liaison.

**CONSENT ITEMS:**

None.

**PUBLIC HEARINGS:**

None.

**CONSIDERATION:**

Commissioner Campbell recused himself from this item.

1.     **UP-963-06           EXTENSION OF PERMITS for construction of a single-family  
      PSD-755-06       residence with an attached garage at 200 Berendos Avenue,  
      PV-491-07       Pacifica (APN 022-330-150).  
      PE-146-08**

Assoc. Planner Diaz presented the staff report.

There were no public comments.

Commissioner Clifford moved that the Planning Commission **EXTEND** PSD-753-06, PE-146-08, PV-491-07 and UP-960-06 for the dwelling at 200 Berendos Avenue for one year to August 20, 2013; Commissioner Brown seconded the motion.

The motion carried **4-0**.

Ayes:	Commissioners Brown, Clifford, Evans and Chair Langille
Noes:	None
Abstain:	Commissioner Campbell

Commissioner Campbell returned to the dais.

Commissioner Evans recused himself from this item.

2.      **UP-882-01                      EXTENSION OF PERMITS for the construction of 43**  
         **PSD-699-01                      residential units (19 single-family detached homes and 24**  
         **CDP-203-01                      townhouses) at the 4000 block of Palmetto Avenue, Pacifica**  
         **(APN 009-402-25- & -260).**

Assoc. Planner Diaz presented the staff report.

Commissioner Clifford asked if this was originally approved in 2002.

Assoc. Planner Diaz responded affirmatively.

Commissioner Clifford commented that staff examined the site and he assumed there were no substantial changes.

Assoc. Planner Diaz responded affirmatively.

Commissioner Clifford asked to what level staffed looked at the site, given that it has been ten years. He stated that none of the Commissioners, except possibly Commissioner Leon who was the longest sitting Commissioner, heard the project. He asked how they determine whether there have been changes in the site or conditions.

Assoc. Planner Diaz stated that they normally visit the site and look to see if there is anything that has substantially changed over the years.

Commissioner Clifford was aware that the project had a fair amount of concern about biological impacts, and he assumed that they didn't investigate that, assuming that the biological situation has not changed because what they have observed didn't appear to have changed.

Assoc. Planner Diaz responded affirmatively.

Chair Langille asked if the site was subject to erosion, subsidence or runoff.

Assoc. Planner Diaz thought there might be some concern over erosion, as the topography is like a bowl. Staff felt that, based on their visits, it appeared that nothing has occurred in terms of erosion.

Chair Langille assumed that, when the project moves forward, there would be a reassessment of those conditions.

Assoc. Planner Diaz responded affirmatively.

There were no public comments.

Commissioner Brown moved that the Planning Commission **EXTEND** Use Permit, UP-882-01, Site Development Permit, PSD-699-01, and Coastal Development Permit, CDP-203-01, for the development of 43 residential units at the 4000 block of Palmetto Avenue (APN 009-402-250 & -260) to August 12, 2013; Commissioner Campbell seconded the motion.

Planning Commission Minutes

August 20, 2012

Page 4 of 5

The motion carried **4-0**.

Ayes:	Commissioners Brown, Clifford, Campbell and Chair Langille
Noes:	None
Abstain:	Commissioner Evans

Commissioner Evans returned to the dais.

**COMMISSION COMMUNICATIONS:**

Commissioner Clifford reported that he was the liaison to the City Council at their meeting of August 13, 2012 for two Planning Commission items. The first item was the assisted living facility, for which the Council approved the Commission's recommendations and finalized the approval of the General Plan amendments and the project was now moving forward. The second item was the Commission's recommendations for modifying the extension permit process in terms of both fees and setting time limits on extensions. He stated that the Council agreed with them regarding the fees and that will be taking place during the fee renegotiation process. He explained that they didn't disagree with putting a time limit on the renewals but didn't want to do it now. They will look at things when the economy is better as they didn't want to put any roadblocks in the way of projects.

**STAFF COMMUNICATIONS:**

Planning Director White stated that there was another action related to the Planning Commission, which was the Rosita project for a single family home. It was appealed by a neighbor and they also had that hearing on August 13 where the appeal was denied. That project will be moving forward to the next step, which was the General Plan amendment scheduled for September, and then will move on from there.

**ORAL COMMUNICATIONS:**

None.

**ADJOURNMENT:**

There being no further business for discussion, Commissioner Clifford moved to adjourn the meeting at 7:15 p.m.; Commissioner Campbell seconded the motion.

The motion carried **5-0**.

Ayes: Commissioners Brown, Clifford, Campbell, Evans and  
Chair Langille  
Noes: None

Respectfully submitted,

Barbara Medina  
Public Meeting Stenographer

APPROVED:

---

Planning Director White