

MINUTES

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

January 18, 2011

7:00 p.m.

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

ROLL CALL: Present: Commissioners Clifford, Gordon, Langille, Leon, Evans
and Chair Campbell
Absent: None

SALUTE TO FLAG: Led by Chair Campbell

STAFF PRESENT: Interim Planning Director Diaz
Assistant Planner Farbstein

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

The motion carried **6-0**.

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

**APPROVAL OF
MINUTES:
December 6, 2010** Commissioner Gordon moved approval of the
minutes of December 6, 2010; Commissioner Langille
seconded the motion.

Commissioner Langille stated that on pages 10 and 11, Commissioner Nathanson was listed and should be deleted as she was no longer on the Commission.

The motion carried **6-0**.

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

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF JANUARY 24, 2011:

None.

CONSENT ITEMS:

None.

PUBLIC HEARINGS:

1. **Amendment to CDP-301-08** **AMENDMENT to COASTAL DEVELOPMENT PERMIT, filed by the owners, Richard Clark and Richard Faust, to lower the floor level of an existing two-story dwelling of 1,500 square feet of floor area and insert a new floor level of approximately 800 square feet to create a three-story dwelling at 260 Stanley Avenue, Pacifica (APN 023-019-220). Recommended CEQA status: Exempt.**

Assistant Planner Farbstein presented the staff report.

Commissioner Clifford asked confirmation that, if this amendment is approved, the previous approval for the third story goes away.

Assistant Planner Farbstein responded affirmatively

Commissioner Clifford reiterated that he was asking to be sure it was clear that the requirement goes away.

Assistant Planner Farbstein reiterated that he was correct.

Commissioner Leon asked if sprinklers were required over a certain square foot threshold for new construction and asked what that threshold was.

Assistant Planner Farbstein stated that the fire sprinkler threshold was 1000 square feet and this was approximately 800 so it would be under the threshold.

Richard Faust, co-owner, stated that they have lived on Pedro Point for several years, along with two teenage boys, and have looked for ways to expand. They initially planned to go up but it was extremely expensive and they looked for other options. An engineer recommended that they dig down in the garage area where they had more than enough space. Doing that, they would not be changing the mass of the exterior of the building other than adding some siding and changing out windows and adding windows at that level. He stated that they have spoken to the neighbors, especially those whose views would have been impacted with the original design, and they were pleased that their views will remain unchanged. They felt the project would fit in the neighborhood and provide minimal impact.

Commissioner Clifford asked if he had an engineer look at this.

Mr. Faust stated that, in the planning stage when they realized it would cost more than they initially thought it would, the engineer saw the garage space and recommended that they build there.

Commissioner Clifford asked if he was a structural engineer, as well as confirming that they were planning on going down roughly 40 inches. He asked about the retaining walls and foundation in that area.

Mr. Faust stated that it was not the entire structure, but the 20 x 20 for the area where the cars were parked and the garage door which would be lowered. The remaining garage area would remain untouched and a new foundation for the mezzanine level would be poured inside the existing foundation without changing the current foundation.

Commissioner Clifford was happy with that but he was asking for clarification because the plans didn't show the foundation plans that well.

Mr. Faust reiterated that the new foundation would be several feet inside the existing foundation.

Commissioner Clifford was concerned if they had to dig out and dig under the foundation because the cost would be much more than a third story.

Mr. Faust explained that they had gone through that, reiterating that it was just the section where the cars are parked that will need to be lowered.

Commissioner Clifford asked if it would impact the center posts that seem to be supporting the area above.

Mr. Faust stated that there will be one post which will need to have structural work, but the engineer will call for that in the specs when they provide the rest of the plans.

Commissioner Clifford assumed that the duct work and asbestos would have to be removed because it was right in the middle of where the rooms will be going and will require some special work.

Mr. Faust acknowledged that was the case.

Commissioner Evans stated that it was an ingenious idea, and he liked that they won't be affecting anyone around them since the homes are quite close and what is done to one affects another. He congratulated him on an innovative idea.

Mr. Faust was also glad when it was presented to them, giving them that alternative.

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

Commissioner Evans was in favor as long as it follows closely with the inspection and structural support needed, which he knew it would.

Commissioner Leon agreed. He felt it was an excellent solution with minimal impact.

Commissioner Langille agreed also.

Chair Campbell appreciated the applicant's attempt to keep the views, stating that the views on Pedro Point were stunning and he felt maintaining the view corridors was of the utmost priority.

Commissioner Leon moved that the Planning Commission find that the project is exempt from CEQA and **APPROVE** the Amendment to CDP-301-08, subject to conditions 1 through 23,

based on the findings contained within the January 18, 2011 staff report and all maps, documents, and testimony be incorporated herein by reference; Commissioner Clifford seconded the motion.

The motion carried **6-0**.

Ayes:	Commissioners Clifford, Gordon, Langille, Leon, Evans 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:

Commissioner Leon stated that he was absent at the last meeting but was now extending officially his congratulations to the new chair and vice chair, adding that he would have voted for them as well. He thought they would serve the Commission well in their new roles. He then commented that Pacifica was served very well by the current Planning Commission, adding that he felt privileged and honored to serve with them. He was also looking forward to meeting the new Planning Director who would be at the next meeting. He also wished Michael Crabtree well in his retirement.

Commissioner Evans asked staff if they would have a chance to meet the new Director prior to the meeting.

Interim Planning Director Diaz stated that he was not sure.

STAFF COMMUNICATIONS:

Interim Planning Director Diaz reminded the Commission that Saturday, January 29, is the General Plan community forum. He asked that they attend and also asked, if they were interested in being a table facilitator, that they let him know. He also informed them that there is a tentative joint study session between the Planning Commission and City Council planned for February 9 for Nick's Restaurant. Mr. Gust was exploring the feasibility of building a new hotel.

Commissioner Clifford asked the time.

Interim Planning Director Diaz stated that it is at 6:00 p.m. He then announced that they had a new planning intern, Rob Bartoli, who was present in the audience. He stated that they would be seeing more of him.

Chair Campbell welcomed Mr. Bartoli.

ORAL COMMUNICATIONS:

None.

ADJOURNMENT:

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

The motion carried **6-0**.

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

Respectfully submitted,

Barbara Medina
Public Meeting Stenographer

APPROVED:



Planning Director White