

MINUTES

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

December 5, 2011

7:00 p.m.

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

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

SALUTE TO FLAG: Led by Chair Campbell

STAFF PRESENT: Planning Director White
Associate Planner Diaz
Assistant Planner Horrisberger

Commissioner Gordon stated that he would like to change the order of agenda regarding the Public Hearings, moving Item #3 ahead of Item #2.

Chair Campbell agreed that, based on his conversations with the applicant regarding Item #3, it seemed to be a good idea.

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

The motion carried 6-0.

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

Commissioner Clifford stated that, regarding the previous minutes, he had commented that he was abstaining from voting on the minutes, but the vote showed him as voting rather than abstaining and he asked that the minutes be corrected to reflect his abstention.

APPROVAL OF MINUTES: NOVEMBER 21, 2011 Commissioner Clifford moved approval of the minutes of November 21, 2011 as amended; Commissioner Gordon seconded the motion.

The motion carried 4-0-2.

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

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF DECEMBER 12, 2011:

Planning Director White stated that there were no land use items on the agenda, however, earlier he had handed invitations to the Planning Commission from the City Council because it was the time that the reorganization took place and all were welcome to attend.

CONSENT ITEMS:

1. **UP-978-07 EXTENSION OF PERMITS for the construction of one single-
 PSD-763-07 family residence with a second residential unit south of Fassler
 Avenue and east of Roberts Road (APN 022-150-030).**

Planning Director White explained that the consent calendar can be approved by a motion or, if they wished to discuss the matter, they could pull it off for Consideration.

Commissioner Gordon moved that the Planning Commission **EXTEND** UP-978-07 and PSD-763-07 to November 26, 2012; Commissioner Evans seconded the motion.

The motion carried **6-0**.

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

PUBLIC HEARINGS:

3. **Appeal of Zoning Administrator Decision** **APPEAL OF DENIAL OF ADMINISTRATIVE APPROVAL, filed by the appellant/applicant, Jeff Greathouse, to allow outdoor seating at Gorilla BBQ, 2145 Coast Highway (APN 018-041-010).**

Planning Director White presented the staff report.

Jeff Greathouse, applicant, stated that he was taking this opportunity to thank Commission and staff for allowing them to work towards obtaining a permit, which was always their goal and he thought it was staff's as well. He thanked them for their time and he appreciated help looking into this.

Chair Campbell opened the Public Hearing.

Pete Pereira, Pacifica, referred to the present rough economy, and stated that the business owners were working to make it work. He stated that he didn't get any more money even though they were on his property and he also didn't have a problem with them putting seating there. He felt, if that was what it takes to make the business work, he was all for anything that helps people in business. He asked the Commission to give them a lot of leeway.

Chair Campbell closed the Public Hearing.

Commissioner Clifford moved that the Planning Commission **CONTINUE** this item to January 17, 2012; Commissioner Gordon seconded the motion.

Commissioner Gordon stated that it was a great business with great food. The Commission was looking forward to the applicants working with the Planning Department to get it squared away and were excited to assist them in any way possible, but they needed to have the applicants to do their part also.

The motion carried 6-0.

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

2. **UP-020-11** **USE PERMIT, filed by the agent, Chris Coones, on behalf of the applicant, AT&T, to install four wireless antennas at 685 Manor (APN 009-360-040). CEQA status: Exempt.**

Assistant Planner Horrisberger presented the staff report.

Commissioner Clifford referred to the dummy antennas and the fact that they would have to return for approval if they were changed to actual antennas, and asked if it would come back to the Planning Commission or back to staff.

Assistant Planner Horrisberger stated that, when an applicant proposes to co-locate on an existing wireless facility, staff has an option in the code for an administrative approval at the staff level. However, if the Commission wanted to see any modifications, they could condition that it come back to them for the approval.

Chris Coones, Agent, stated that he was representing AT&T. They were expanding their network for LTE4G service and were adding one antenna per sector for a total of two additional antennas. Originally, they were planning to do all the expansion on the existing roof on Skyline but, with staff's guidance, they decided to put up the stealth screening. Since both properties were owned by the same owner, it was simple to move the antennas to the adjoining building which provided more room for expansion. He added that the site apparently had a carrier in the past but they have been gone for some time. They will be moving the new antennas and existing antennas to the new higher roof, stealthed, screened off, and remove the visual clutter that presently exists, however, they would not be moving the equipment area. He felt it was pretty straightforward. He was available to answer any particular questions.

Commissioner Clifford referred to a photo simulation with the antennas gone, but they left the chain link fence. However, the data indicated that the chain link fence would be gone also, and he asked if that was accurate.

Mr. Coones responded affirmatively. He explained that some of the chain link fence will stay around the equipment area, but the chain link fence on top of the building to prevent people from climbing into the antenna area would be removed.

Commissioner Evans asked specific clarification that the antennas would go away, the chain link fence would go away and the three signs on the chain link would also be gone.

Mr. Coones responded affirmatively.

Commissioner Evans asked, if they were reserving the right to put future antennas on the site, why they were using dummy antennas.

Mr. Coones stated that he had the same question. He stated that, typically, they would put a dummy antenna on a site where the antennas were visible. They didn't have any components and cannot be hooked up to anything. However, he thought they might be put on a tree pole or a monopole where, visually, it was there and with future upgrades it would be a placeholder. He assumed that, behind the screen, they probably want to keep separation since the two technologies require a 5-foot separation for the antennas to work properly. He was not aware of what the technology would be in the future to replace it. He had asked that question himself, and was told

they sometimes do it because it can be approved through zoning, but it doesn't happen that often now. He thought they might not actually mount the dummy antennas when they do the construction since it was just a place marker.

Commissioner Evans was just interested in why they were doing that.

Mr. Coones wished he had a good answer, adding that it was more appropriate on sites where they were already visible.

Commissioner Evans agreed, adding that he wasn't seeing changes down the road, and it would look the same. Since you can't see any of these, he wondered why the dummies.

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

Commissioner Gordon stated that he was in support of this application. He felt it was an obvious upgrade from a visual perspective, going from unscreened to screened antennas.

Commissioner Evans stated that he was also in support. He felt that anything that upgrades the look or appearance aesthetically was a plus, especially getting rid of that lower fence which didn't look very good. He agreed that it would look better with the new addition rather than as it was currently.

Commissioner Clifford was also in support of the application, and he would also be in support of the idea of the other two antennas being handled administratively.

Commissioner Langille was also in support of the project since it was definitely an upgrade.

Commissioner Langille moved that the Planning Commission find the project exempt from CEQA and **APPROVE** UP-020-11 subject to conditions 1 through 8 and adopt findings contained in the December 5, 2011 staff report, and incorporate all maps and testimony into the record by reference; Commissioner Brown seconded the motion.

Commissioner Clifford asked if anyone wanted to amend it to include allowing administrative approval for the other two dummies.

Planning Director White didn't think they needed to amend the motion, since that desire or comment would be reflected in the minutes and was enough for staff.

Chair Campbell was in favor of that, and acknowledged that everyone was nodding heads in agreement.

The motion carried 6-0.

Ayes:	Commissioners Brown, Clifford, Gordon, Langille, 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.

OTHER AGENDA ITEMS:

4. ELECTION OF OFFICERS.

Commissioner Clifford moved to nominate Commissioner Gordon for Chair for the next year; Commissioner Evans seconded the motion.

Chair Campbell commented that his Vice Chair has handled himself very well over the last year in some very challenging circumstances, and he thanked him for that.

The motion carried **6-0**.

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

Commissioner Clifford moved to nominate Commissioner Langille for Vice Chair for the next year; Commissioner Evans seconded the motion.

The motion carried **6-0**.

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

COMMISSION COMMUNICATIONS:

Commissioner Evans thanked Barbara for the extended minutes. He realized that it was a huge task and he appreciated it, adding that she did an excellent job.

Commissioner Brown stated that, following up on that and to give the public a sense of what the Commission gets, he showed all the material the Commissioners get from the Director's office and staff, reviewed before they receive it in plenty of time to review prior to the meetings. He thanked everyone for the detailed help. He mentioned the Gorilla BBQ item, pointing out the amount of work that the entire staff did to get them to this point, and it showed that they worked hard with the applicants to show them what was missing and what they needed to do. They stuck with it, with a good outcome today. He then apologized to the Director and the Commission members for missing the big previous meeting. He thought it was a great outcome with a very good discussion but he had a question from that. Since so much relies on the mitigation monitoring program, he asked if he could get a brief on the City's track record at running programs like that.

Chair Campbell also commented that the meetings ran so smoothly and efficiently because of the staff reports and transcripts that they have before them to make their job, and specifically his job, easier. He thanked both staff and Barbara for that.

Commissioner Clifford also thanked staff and, especially Barbara for all the work in getting the minutes ready. He commented on how many times she has to listen to it to get it transcribed properly. Since they sometimes mumble and sometimes the applicants and speakers do not speak into the mike, she has to take a lot of time getting it transcribed. He then wished everyone a Merry Christmas.

STAFF COMMUNICATIONS:

Planning Director White didn't have anything specific to add, but stated he wanted to say that it was a pleasure working with the current Chair, and he looked forward to working with the new Chair in the same way. He also thanked the Commissioners for their kind words for staff, adding that he would pass those along because they mean a lot. They didn't often have the opportunity to congratulate or compliment staff for their good work and they should be recognized for that.

ORAL COMMUNICATIONS:

None.

ADJOURNMENT:

There being no further business for discussion, Commissioner Gordon moved to adjourn the meeting at 7:25 p.m.; Commissioner Clifford seconded the motion.

The motion carried 6-0.

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

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Chair Campbell wished everyone a Merry Christmas.

Respectfully submitted,

Barbara Medina

Public Meeting Stenographer

APPROVED:

Planning Director White