

RESOLUTION NO. 16-2022

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFICA APPROVING
GENERAL PLAN AMENDMENT GPA-100-21 TO CHANGE THE LAND USE DESIGNATION
IN THE LAND USE ELEMENT OF THE GENERAL PLAN FROM LOW DENSITY
RESIDENTIAL TO VERY LOW DENSITY RESIDENTIAL AT TBD TALBOT AVENUE (APN
016-270-110)**

WHEREAS, an application has been submitted for construction of a 2,406-square foot (sf) single-family residence with attached 425-sf two-car garage on an undeveloped 24,149-sf parcel at the eastern terminus of Talbot Avenue (APN 016-270-110), including an application to amend the Land Use Element of the General Plan to indicate the Very Low Density Residential land use designation for the project site to enable a finding of General Plan consistency for development of one dwelling unit on the project site (File NO. 2018-057); and

WHEREAS, the Planning Commission held a duly noticed public hearing on the proposed project and adopted Resolution No. 2022-001 recommending City Council approval of General Plan Amendment GPA-100-21, Rezoning RZ-201-18, and Development Plan DP-079-18 on January 18, 2022; and

WHEREAS, on March 14, 2022, the City Council of the City of Pacifica continued the public hearing to March 28, 2022; and

WHEREAS, the City Council of the City of Pacifica held a duly noticed public hearing on March 28, 2022.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Pacifica as follows:

1. The above recitals are true and correct and material to this Resolution.
2. In making its findings, the City Council relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.

BE IT FUTHER RESOLVED by the City Council of the City of Pacifica as follows:

Section 1. Findings. Specific findings of fact for approval of the General Plan Amendment are contained in the Planning Commission Resolution No. 2022-11 adopted on January 18, 2022, including without limitation findings related to the consistency of the project with the General Plan, and the City Council concurs with said findings and incorporates the findings herein by reference.

Section 2. Amendment. The East Sharp Park Land Use Map of the General Plan of the City of Pacifica, as described in the Land Use Element: Description by Neighborhood of the Pacifica General Plan, is hereby amended as depicted in Exhibit 1 to this Resolution. The specific area affected by this amendment is more particularly described in the legal description included as Exhibit 2 to this Resolution.

Section 3. Effective Date. The effective date of the General Plan amendment described in this Resolution shall be the effective date of an ordinance to approve Rezoning RZ-201-18 and Development Plan DP-79-18.

Section 4. Compliance with CEQA. The City Council hereby finds in the exercise of its independent judgment that the Project qualifies for a Class 3 exemption under CEQA Guidelines Section 15303, and that none of the exceptions to application of an exemption contained in Section 15300.2 of the CEQA Guidelines apply to this action.

Section 5. Severability. If any section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Resolution. The City Council hereby declares that it should have adopted the Resolution and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

* * * * *


PASSED AND ADOPTED this 28th day of March, 2022, by the following vote:

AYES, Councilmembers: Beckmeyer, Bier, Bigstycck, O'Neill.

NOES, Councilmembers: n/a


ABSENT, Councilmembers: n/a

ABSTAIN, Councilmembers: Vaterlaus

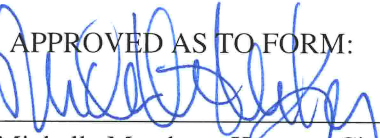


Mary Bier (Mar 30, 2022 19:27 PDT)
Mary Bier, Mayor

ATTEST:



Sarah Coffey, City Clerk

APPROVED AS TO FORM:


Michelle Marchetta Kenyon, City Attorney

EXHIBIT 1

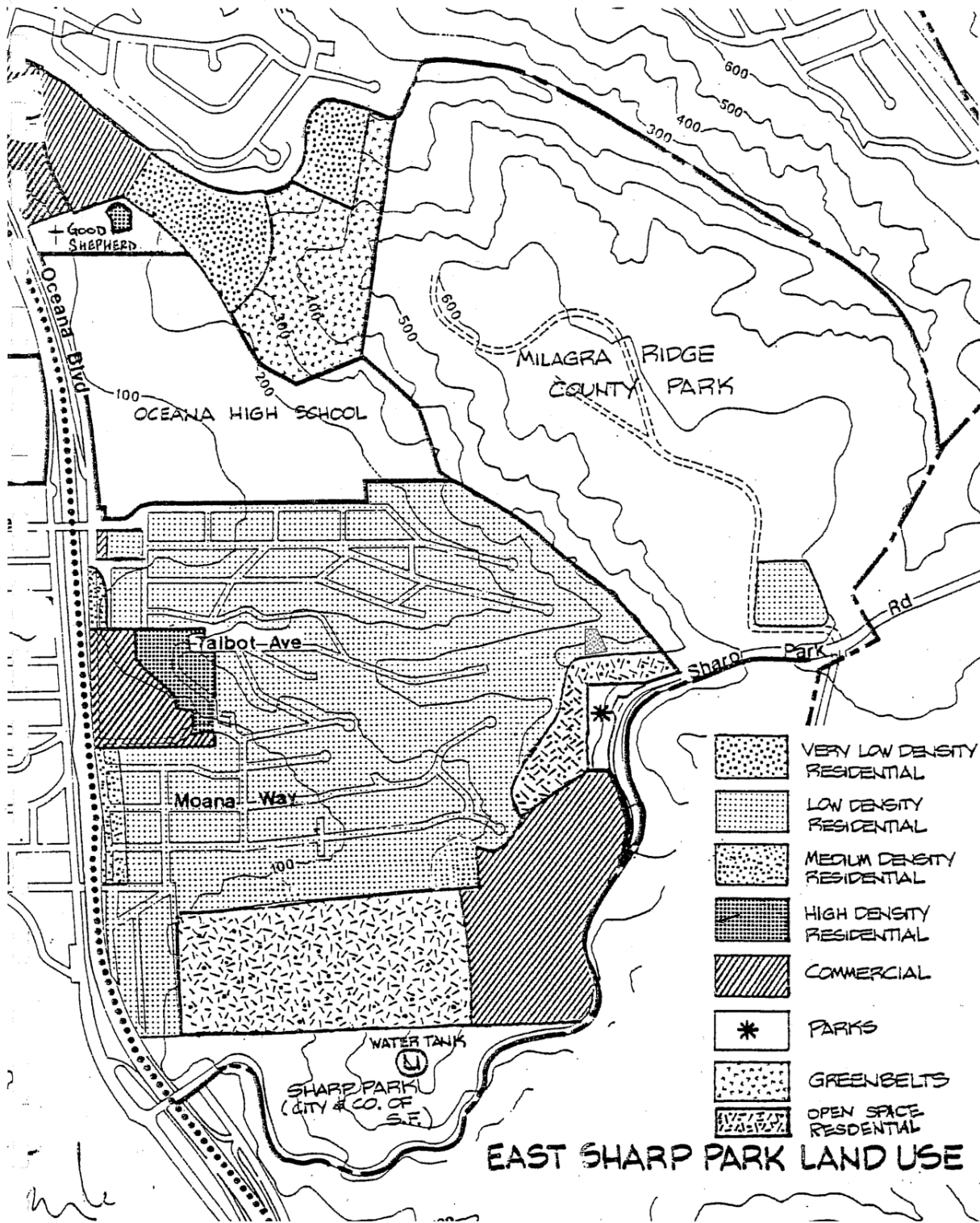


EXHIBIT 2

LEGAL DESCRIPTION

Real property in the City of Pacifica, County of San Mateo, State of California, described as follows:

PORTION OF THAT CERTAIN 19.62 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM SALADA IMPROVEMENT COMPANY TO OCEAN SHORE LAND COMPANY, DATED APRIL 26, 1911 AND RECORDED AUGUST 18, 1911 IN BOOK 200 OF DEEDS AT PAGE 151 (FILE NO. 4862), SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN THE DEED FROM RAY T. HIGGINS, INC., A CALIFORNIA CORPORATION TO WILLIAM J. SCHADE AND FRIEDA K. SCHADE, HIS WIFE, AS JOINT TENANTS, DATED MARCH 29, 1960 AND RECORDED MARCH 30, 1960 IN BOOK 3771 OF OFFICIAL RECORDS AT PAGE 605 (FILE NO. 42019-S), RECORDS OF SAN MATEO COUNTY, CALIFORNIA, THENCE FROM SAID POINT OF BEGINNING WESTERLY ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 181.63 FEET TO THE WESTERLY LINE OF THE 19.62 ACRE TRACT OF LAND FIRST ABOVE REFERRED TO: THENCE NORTHERLY ALONG THE LAST MENTIONED LINE TO THE NORTHWESTERLY CORNER OF SAID LAST MENTIONED LANDS, SAID NORTHWESTERLY CORNER BEING MARKED BY A STAKE MARKED NO. 8; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID 19.62 ACRE TRACT TO THE SOUTHWESTERLY LINE OF THE LANDS DESCRIBED AS PARCEL 2 IN THE DEED FROM OCEAN SHORE LAND COMPANY, A CORPORATION TO UNITED STATES OF AMERICA, DATED JANUARY 18, 1943 AND RECORDED JANUARY 22, 1943 IN BOOK 1049, OF OFFICIAL RECORDS AT PAGE 206 (FILE NO. 73385-E), RECORDS OF SAN MATEO COUNTY, CALIFORNIA; THENCE SOUTHEASTERLY ALONG THE LAST MENTIONED LINE TO THE POINT OF BEGINNING.

APN: 016-270-110









For Signature: ResolutionNo16-2022_GeneralPlanAmendment_TBDBTalbot_APN016-270-110

Final Audit Report

2022-03-31

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