



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION STUDY SESSION AGENDA

DATE: April 21, 2014

LOCATION: Council Chambers
2212 Beach Boulevard

TIME: 6:00 p.m.

- 1. Subdivide two (2) separate parcels located on Gypsy Hill (APN 016-421-010 & -140) for residential development on each site. Sixteen (16) single-family residences are proposed on one parcel and ten (10) single-family residences plus sixteen (16) Below Market Rate Units are proposed on the second parcel.**

The purpose of a study session is to offer an opportunity for informal discussion with the City Council/Planning Commission. No formal action is taken. Any statements made by a City Council, Commissioner or staff member at a study session are informal only and are not to be considered commitments or guarantees of any kind.

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**PLANNING COMMISSION
STUDY SESSION STAFF REPORT**

DATE: April 21, 2014

LOCATION: Council Chambers, 2212 Beach Boulevard, Pacifica

TIME: 6:00 PM

ITEM# 1

APPLICANT: Adamo A. Campagna
3 Gypsy Hill Road
Pacifica, CA 94044

OWNER: Sequoia Family Trust
P.O. Box 1009
Pacifica, CA 94044

LOCATION: Gypsy Hill -- APN 016-421-010 & -140

PROJECT DESCRIPTION: Subdivide two (2) separate parcels for residential development on each site. One of the parcels would contain sixteen (16) single-family residences and the second parcel would accommodate ten (10) single-family residences plus sixteen (16) Below Market Rate Units.

General Plan: Low Density Residential/ Open Space Residential/Commercial
Zoning: R-1/B-3, R-1/B-10 with HPD Overlay/C-2 with HPD Overlay

CEQA STATUS: To be determined upon filing of a formal application

REQUIRED APPROVALS: Planning Commission approval of Tentative Map, Development Plan, Specific Plan, Rezoning, General Plan Amendment-- City Council approval of Development Plan, General Plan Amendment, Rezoning, General Plan Amendment, and Final Map

RECOMMENDED ACTION: None

PROJECT SUMMARY

DISCUSSION

1. **Background:** Gypsy Hill is comprised of ten parcels ranging from 4 to 26 acres and is located east of Highway 1 in the East Sharp Park neighborhood. The site is generally bound on the west by Francis Avenue, to the south and east by Sharp Park Road, and to the north by Clarendon Road. Five single-family residences currently exist on Gypsy Hill. Gypsy Hill Road extending from Sharp Park Road provides access to the site.

2. **Project Description:** The applicant is exploring the feasibility of subdividing two (2) separate parcels located on Gypsy Hill for residential development on each site. One of the parcels consists of approximately 26 acres and is located northeast of Gypsy Hill Road. Sixteen (16) single-family residences are proposed on lots ranging from 40,270 to 68,882 square feet. The applicant has provided elevations of a single-family residence that illustrates the design. According to the applicant, all the homes will be custom built and designed to have the least amount of visual impact. The homes will feature wood, glass, stone and steel materials. The development would be accessed from Gypsy Hill Road. The proposal also includes approximately 195,218 square feet of land that would be designated for a park and trail use. The trail would extend across the northern portion of Gypsy Hill and provide access to the ocean.

This site is zoned C-2, Community Commercial with a Hillside Preservation District (HPD) overlay and has a commercial General Plan designation. Properties proposed for development in the HPD must be rezoned to PD (Planned Development District) and have a Development Plan and Specific Plan approved. The HPD overlay regulates lot coverage, including buildings, paving, landscaping through the use of “allowable coverage” calculations based on the average slope of the site. Additionally, the proposal would require a General Plan amendment from Commercial to Very Low Density Residential which averages one-half to five acres per dwelling unit.

The second parcel is approximately 4 acres and bound by Francis Avenue to the west and by Clarendon Road to the north. This site is proposed to be subdivided to accommodate ten (10) single-family residences and sixteen (16) Below Market Rate (BMR) units. The plans also include a small park on the North West corner of the lot. Access to this site would be from Clarendon Road. The northern portion of the site bounded by Clarendon Road is zoned R-1/B-3/HPD, Single-Family Residential with a B-3 and Hillside Preservation District overlay, which permits single-family residential construction with a minimum lot size requirement of 10,000 square feet and larger than typical setbacks for the R-1, Single-Family Residential District. The conceptual plans do indicate the propose size of each lot. The lower portion of the site that is bound by Francis Way on the west side is zoned R-1/B-10/HPD, Single-Family Residential with a B-10 and Hillside Preservation District overlay, which permits single-family residential construction with a lot size requirement of more than 5 acres and larger than typical setbacks for the R-1, Single-Family Residential District. As mentioned above, the Hillside Preservation District designation requires properties for development to be reclassified to a Planned Development District and have a Development Plan and Specific Plan approved.

The General Plan designation of the portion bound by Clarendon Road is Low Density Residential which permits 3 to 9 dwelling units to the acre. Staff calculated approximately 2.72 acres that is designated Low Density Residential which would permit approximately a maximum density of 24 units. The conceptual plans show five single-family residences and twelve BMR units located within this portion of the lot. The General plan designation of the lower portion bound by Francis Way is Open Space Residential, which requires more than 5 acres per site for each dwelling, yielding a density of 1 unit. The applicant is proposing approximately 5 single-family residences and a four BMR units on the portion of the lot designated Open Space Residential. There may be a possibility that a Transfer of Residential Density from the portion designated Low Density Residential to the portion designated Open Space Residential may allow most of the proposed development.

3. Comments from Other City Departments and Outside Agencies: Staff obtained preliminary comments from the Fire Marshall who stated that the project must comply with various fire code sections and those comments were forwarded to the applicant. The Police Department would like to ensure that the proposed east bound left turn from Sharp Park Road to the proposed development is long enough to provide space for increase of anticipated traffic to the development and to avoid sudden slowing and/or stopping of vehicles east bound on Sharp Park Road. The Wastewater Department commented that connection to the sanitary sewer is feasible and the plans should indicate current City of Pacifica wastewater standards. The North Coast County Water District (NCCWD) commented that the District may be able to supply the proposed project from water main on Gypsy Hill Road and Clarendon Road and a Water Service Agreement is necessary. Caltrans indicated that a Traffic Impact Study should be completed for the project.

4. Staff Analysis: Since the plans are conceptual, staff is unable to determine if all the applicable development regulations would be met by the proposal. Other permits may also be required and/or other issues may arise as the project moves through the environmental review process. Among other things, traffic, biological, and aesthetics would be other issues to be addressed in the environmental review process. However, for study session purposes, the Commission should provide comments on whether or not the use is appropriate for the site, density, General Plan compatibility and any other issues of interest to the Commission.

Attachment:

- a. Land Use and Zoning Exhibit
- b. Conceptual Plans