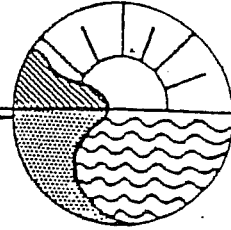


AGENDA



Planning Commission – City of Pacifica

DATE: April 5, 2010

LOCATION: Council Chambers, 2212 Beach Boulevard

TIME: 7:00 PM

ROLL CALL:

SALUTE TO FLAG:

ADMINISTRATIVE BUSINESS:

Approval of Order of Agenda

Approval of Minutes: March 15, 2010

Designation of Liaison to City Council Meeting of: April 12, 2010

CONSENT ITEMS:

- 1 CDP-302-08 EXTENSION OF PERMITS for construction of a single-family residence above an attached garage with a new
PSD-770-08 three car detached garage on a property with an existing dwelling at 134 Paloma Avenue, Pacifica (016-022-
UP-988-08 040) Proposed Action: Grant extension request

PUBLIC HEARINGS:

- 2 CDP-317-09 COASTAL DEVELOPMENT PERMIT, filed by the applicant, Giuseppe Sircana, on behalf of the owner, Edith
P. Heidrick, to add a third story to an existing single family residence at 1344 Grand Avenue (APN 023-017-
310). The project is located in the Coastal Zone. Recommended CEQA status: Exempt. Proposed Action:
Continue to May 2, 2010 (Continued from March 15, 2010).
- 3 S-66-97 AMENDMENT to SIGN PERMIT, SIGN EXCEPTION, SITE DEVELOPMENT PERMIT, and WAIVER OF
SE-15-97 SPECIFIC PLAN development standards filed by the agent, Diane Lenzora, on behalf of the applicant, Lenzora
PSD-620-97 Sign Service, and owner N.D. Patel, to replace existing signage at the Holiday Inn Express at 519 Nick Gust
Way, Pacifica (APN 022-024-270). The project is located in the Coastal Zone. Recommended CEQA status:
Exempt. Proposed Action: Approval as conditioned (Continued from March 15, 2010).

OTHER AGENDA ITEMS:

COMMUNICATIONS:

Commission Communications:

Staff Communications:

Oral Communications:

This portion of the agenda is available to the public to address the Planning Commission on any issue within the subject matter jurisdiction of the Commission that is not on the agenda. The time allowed for any speaker will be three minutes.

ADJOURNMENT

Anyone aggrieved by the action of the Planning Commission has 10 calendar days to appeal the decision in writing to the City Council. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing. Judicial review of any City administrative decision may be had only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

The City of Pacifica will provide special assistance for disabled citizens upon at least 24-hour advance notice to the City Manager's office (738-7301). If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary. All meeting rooms are accessible to the disabled.


NOTE: Off-street parking is allowed by permit for attendance at official public meetings. Vehicles parked without permits are subject to citation. You should obtain a permit from the rack in the lobby and place it on the dashboard of your vehicle in such a manner as is visible to law enforcement personnel.

CITY OF PACIFICA

AGENDA MEMO

DATE: April 5, 2010

TO: Planning Commission

FROM: Kathryn Farbstein , Assistant Planner 

SUBJECT: Agenda Item No. 1: Extension of Coastal Development Permit, CDP-302-08, Site Development Permit, PSD-770-08 and Use Permit, UP-988-08, for Construction of a Dwelling at 134 Paloma Avenue (APN 016-022-040)

On March 16, 2009, the Planning Commission conditionally approved a Coastal Development Permit, Site Development Permit and Use Permit to construct a two-story single family dwelling of approximately 1,200 square feet with an attached one-car garage of approximately 200 square feet and a detached three-car garage of 600 square feet on a lot with an existing dwelling. Details of the project are contained in the attached agenda memo, minutes and grant letter from the Planning Commission meeting. The applicant is required to obtain a building permit and start construction within one year from the Planning Commission approval of the project.

The subject permits were due to expire on March 27, 2010. On March 26, 2010, the applicant submitted a request for a one year extension of the planning permits and the extension request is attached. This is the applicant's first request for an extension. According to the applicant's statement, the property owner is seeking financing for the proposed dwelling and the applicant is close to obtaining a building permit.

Extension requests are not unusual and are generally granted unless there have been significant changes in conditions or circumstances affecting the property or area. In staff's opinion, no changes have occurred that would indicate the extension should not be granted. Therefore, staff recommends that the Commission grant the extension for one year.

COMMISSION ACTION REQUESTED

Move that the Planning Commission **EXTEND** CDP-302-08, PSD-770-08 and UP-988-08 to March 27, 2011.

Attachments:

1. Letter from Applicant Dated March 26, 2010
2. Agenda Memo and Minutes from Planning Commission Meeting March 16, 2009
3. Letter with Conditions of Approval March 27, 2008

CITY OF PACIFICA

AGENDA MEMO

DATE: April 5, 2010

TO: Planning Commission

FROM: Lily Lim, Planning Intern *ll*

SUBJECT: **Agenda Item No. 2:** Coastal Development Permit, CDP-317-09, to add a new third story to a two story single family residence at 1344 Grand Avenue, Pacifica (APN 023-017-310).

On July 20, 2009, December 9, 2009 and again on March 15, 2010 the Planning Commission continued consideration of Coastal Development Permit, CDP-317-09, to add a new third story to a two story single family residence at 1344 Grand Avenue. For the March 15, 2010 meeting, the applicant submitted a revised plan for the proposed project; however the Commission requested that the applicant explore additional options. This item was continued to give the applicant a chance to address the concerns expressed by the Commission and members of the public.

The applicant has requested additional time in order to explore other options for the proposed project. Therefore, a further continuance to the Planning Commission meeting on May 3, 2010 is requested.

COMMISSION ACTION REQUESTED

Move that the Planning Commission **CONTINUE** CDP-317-09 to the Planning Commission meeting on May 3, 2010, with the public hearing open.

**CITY OF PACIFICA
AGENDA MEMO**

DATE: April 5, 2010

TO: Planning Commission

FROM: Christina Horrisberger, Assistant Planner

SUBJECT: Agenda Item No. 3: Amendment to Sign Permit, S-66-97, Sign Exception, SE-15-97, Site Development Permit, PSD-620-97, and waiver of Specific Plan development standards to replace existing signage at the Holiday Inn Express at 519 Nick Gust Way, Pacifica (Assessor's Parcel Number 022-024-270).

On March 1, 2010, after expressing concern about one of the five proposed signs, the Planning Commission continued consideration of the above referenced permits to allow the applicant to revise the project. Specific Commission concerns were related to the proposed monument sign at the eastern building frontage. In particular, the Commission was concerned that the shape, size and location of the monument sign may threaten pedestrian safety. Some Commissioners also expressed concern that the amount of copy area proposed for the eastern monument sign is more than is necessary and may be inconsistent with City regulations. It was also noted that the plans were not all drawn to scale, making it difficult to adequately review the project. The item was again continued at the March 15, 2010 meeting, per the applicant's request. See the attached staff report and minutes from the March 1, 2010 meeting for more details.

The applicant has since submitted a revised proposal. Specifically, the applicant has removed the south facing copy from the eastern monument sign, as recommended by staff and advised by the Commission, and is proposing to rotate the monument so that the protruding portion is angled away from the sidewalk. An existing flagpole, located between the edge of the proposed monument and sidewalk, would provide a buffer between pedestrians and the corners of the protruding portion of the monument. The repositioning would place the monument approximately 1 foot, 10 inches from the sidewalk, 3 inches from the exterior building wall and 2 feet, 3 inches from the driveway. The proposal was not otherwise revised; the size, shape, north facing copy area and materials of the proposed monument are as originally proposed. Accordingly, the applicant is requesting removal of Condition of Approval (COA) number 7, which would require that the proposed monuments be similar in size, shape and materials to the existing monuments. Also, a photo on sheet 5 of the plans now shows the new color scheme planned for the building (no City approvals required), to demonstrate how the monument would tie in with the building design. The applicant continues to request removal of COA number 6, which would restrict the width of the monument. In addition, the applicant attempted to more accurately scale the drawings, as requested by the Commission. The drawings are roughly to scale, but there are a few discrepancies throughout the plan set. The applicant has indicated that

the dimensions provided are accurate and should prevail in instances where any inconsistency between the provided dimensions and scale occurs. The large site plan (page 10 of the plans) appears to be drawn to scale, showing an 8 foot wide planter, 6 foot wide monument and setbacks as described above. The flag pole is not shown on page 10, but details are provided on sheet 7 of the plans. The small site plan, sheet 1 of 9, is meant as a summary and is not drawn to scale. Also, the applicant overlooked revising sheet 1 to reflect the repositioning of the monument. Should the Commission wish to approve the revised proposal, a condition could be added to ensure that sheet 1 is revised to reflect the true position of the proposed monument and that the plans are drawn to scale. The photos are meant for illustrative purposes and are not to scale, although dimensions are provided.

In staff's opinion, the proposed repositioning of the monument addresses the Commission's concern about protruding portions and sharp angles of the sign compromising pedestrian safety. The location of the flag pole between the monument and sidewalk would further this objective. The revised copy area would eliminate the need for the Sign Exception for eastern frontage copy area, while the Rockaway Beach Specific Plan waiver would still be needed (see attached March 1, 2010 staff report for details). It should be noted that repositioning the sign may make it more difficult for persons entering the Rockaway Beach neighborhood to see the sign from a distance or when approaching the hotel driveway. Accordingly, a larger sign may be warranted if the Commission finds the revised monument position and design acceptable. Prior to the last Planning Commission review of the project, the applicant did not indicate any concerns with COA number 7; nor did the Commission express any preference concerning this COA, which would apply to the design of both monuments. Staff continues to believe that this condition would result in a project that better conforms to the City's Design Guidelines and Rockaway Beach Design Manual (see attached March 1, 2010 staff report for more details). In addition, retaining COA number 6, the requirement for a uniform sign width, would better address the Commission's concerns about safety, maintain optimum sign visibility (by eliminating the need to rotate the sign) and further reduce the copy area to more closely conform to the Specific Plan requirements (see March 1, 2010 staff report). Further, if COA number 7 is retained, COA number 6, requiring uniformity in sign width, would continue to be necessary. Because the existing monument design functions well, conforms to the City's design regulations, does not present any issues concerning public safety and only necessitates a waiver for 4 square feet on the eastern property frontage, staff continues to recommend approval subject to the originally proposed conditions, but with the added condition that the plans be drawn to scale. All of the necessary findings, including the finding that the project is exempt from CEQA, are contained in the March 1, 2010 staff report.

COMMISSION ACTION

MOTION FOR APPROVAL:

Move that the Planning Commission find the project exempt from CEQA and **APPROVE** Amendments to, S-66-97, SE-15-97, PSD-620-97, and Specific Plan waiver, subject to

conditions 1 through 13 contained in the March 1, 2010 staff report and adopt findings contained in the attached March 1, 2010 staff report, incorporate all maps and testimony into the record by reference and add condition number 14:

14. Plans submitted for building permit approval shall be drawn to scale and reflect the true location and position of all signs.

OR

MOTION FOR CONTINUANCE:

Move that the Planning Commission **CONTINUE** consideration of amendments to S-66-97, SE-15-97, PSD-620-97 and Specific Plan waiver to the next Planning Commission meeting on Monday, April 19, 2010, with the public hearing open.

Attachments:

- a. March 1, 2010 staff report with attachments
- b. March 1, 2010 Planning Commission meeting minutes
- c. Revised Plans