

MINUTES

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

March 21, 2011

7:00 p.m.

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

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

SALUTE TO FLAG: Led by Chair Campbell

STAFF PRESENT: Planning Director White
Assistant Planner Horrisberger
Assistant Planner Farbstein

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

The motion carried 5-0.

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

**APPROVAL OF
MINUTES:
February 22, 2011** Commissioner Evans moved approval of the
minutes of February 22, 2011; Commissioner Leon
seconded the motion.

The motion failed for lack of a quorum.

Ayes: Commissioners Leon and Evans
Noes: None
Abstain: Commissioners Brown, Langille and Campbell

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF MARCH 28, 2011:

None.

CONSENT ITEMS:

None.

PUBLIC HEARINGS:

None.

OTHER AGENDA ITEMS:

- 1. PV-496-08 EXTENSION OF PERMIT to exceed the Hillside Preservation District lot coverage limitation, for the construction of a bed and breakfast inn at 130 Dardenelle, Pacifica (APN 018-113-060).**

Assistant Planner Horrisberger presented the staff report.

Commissioner Leon asked if the assumption was the actual date was the date on which they acted, but the date at present was the date the paperwork was submitted.

Assistant Planner Horrisberger explained that historically, whatever expiration date was on the original permit was carried over with the extension. In this particular case, the expiration date was in December, but they could not get it on the agenda until January, so there was a lapse in time and the applicant was confused. She stated that, if they associate it with the action dates, it would be from the date of one hearing to the date of the next hearing.

Commissioner Evans asked if the applicant was requesting a three-year extension.

Assistant Planner Horrisberger confirmed that he had requested a three-year extension but it was not allowed by code.

Commissioner Evans thought that was the case.

The applicant had no comments but was available to answer any questions.

There were no public comments.

Commissioner Leon stated that the original project had been thoroughly explored to his satisfaction. He would like to see the project go forward and be completed, so he supported the extension with the hope that it would be acted on by the applicant.

Commissioner Evans was in favor of the one-year extension, as well as staff's recommendation to move the date to the hearing date. He thought it would avoid confusion in the future, adding that City Council worked that way. He was interested in any comments by other commissioners.

Commissioner Langille echoed the comments, adding that she saw no reason not to grant the extension. She also would like to see the project move forward, and she also thought it made sense to associate the extension expiration dates with Commission action dates.

Chair Campbell was also in favor of the extension and the idea of tying the hearing dates to the meeting.

Commissioner Leon moved that the Planning Commission **EXTEND** Variance, PV-496-08, to exceed the Hillside Preservation District lot coverage limitation at 130 Dardenelle for one year, to March 21, 2012; Commissioner Langille seconded the motion.

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The motion carried **5-0**.

Ayes: Commissioners Brown, 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.

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

Assistant Planner Farbstein presented the staff report.

There were no public comments.

Commissioner Leon stated that he has been looking at real estate data for the County and we are still in a slump so he fully supported the request.

Commissioner Langille also fully supported the request, adding that she has taken a full year to refinance and she understood that financing was a huge reason to need an extension.

Commissioner Evans supported the request as he also understood the existence of problems.

Chair Campbell also supported the extension.

Commissioner Langille moved that the Planning Commission **EXTEND** CDP-302-08, PSD-770-08 and UP-988-08 to March 27, 2012; Commissioner Evans seconded the motion.

The motion carried **5-0**.

Ayes: Commissioners Brown, 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:

Chair Campbell welcomed their newest commissioner, Mike Brown, adding that it was a real pleasure to have him from PB&R. He was looking forward to serving with him.

Commissioner Langille echoed his sentiments. She welcomed him and was looking forward to working with him.

Commissioner Evans also congratulated him and welcomed him aboard, adding that he was not the new guy anymore.

Commissioner Leon joined his fellow commissioners in welcoming Michael officially to the group. He thought he would find the work interesting.

Commissioner Brown thanked them for their kind words. He felt it was an honor to be selected to join the Commission. He looked forward to working with all of them.

Commissioner Leon had two items for Planning Commission consideration. He stated that they had been witnesses to the tragedy in Japan, adding that it was a disaster. He felt all our hearts went out to the victims and the country. He thought it also hit home to us because the City had a few items that groups have worked on, such as sea level rise with tsunamis, as well as most recently through the General Plan which had a section on flooding and ocean level rises. He has read the book constantly and he found great value in the document. He would like to maintain a focus on the contents which were broken up into seven sections. He was suggesting that the Commission agendaize one section at a time at a meeting to discuss the material, starting with the flooding and sea level rise section. He would like to have a discussion with the public welcome to participate and ask questions so as to keep a focus on the document going forward. He saw a relationship with what the Planning Commission did as a group. He thought they could work through staff in figuring out how to go about that, with full notice to the public for their participation. He stated that he had attended an excellent presentation by a local ocean geologist at the library on sea level rise and how it affects our coastline. He stated that another action would be a special presentation on sea level rise and flooding or a study session, whatever would reach the most people and make the most effective use of the Commission's time but it was a significant, timely and relevant topic. He looked forward to hearing comments from the rest of the Commission and staff on the logistics of doing it.

Commissioner Evans agreed that it was a good idea to talk about it, especially as the Commission meetings have been rather quiet recently. He then thanked staff for the letter in their packet which informed them that the Pedro Point north parking lot area's owner had plans to improve that portion of the parking lot. He thanked staff for following up on that. He then mentioned attending the study session on future development of the old wastewater plant. He felt it was a good presentation, and definitely something good to start with. He thought we still had a long way to go.

Commissioner Langille supported Commissioner Leon's idea of a study session regarding sea level rise and working on the climate action plan task force. She felt it was an important issue to discuss, especially getting the information out and getting everyone used to the idea that we need to plan the issues. She was looking for input from the Planning Director on how they handle breaking up the various sections of the Plan and how they incorporate it into an agenda item.

Commissioner Brown thanked Commissioner Leon for bringing up the topic. He believed that moving the General Plan discussion forward was one he wholeheartedly supported. He added that staff had done a fantastic job on getting all the documents on line, stating that he was able to read through the book mentioned. He encouraged anyone watching to read whatever interests them, mentioning that there were many subjects such as how Pacifica has grown and what challenges the City was facing with options mentioned on improving things. He hoped everyone did their homework so they can have a lively discussion.

Chair Campbell liked the idea in principle and wondered about the practical application. He would like to get staff's recommendation as he thinks about it and makes sure it was useful and adds value and falls within the Commission's purview. He asked staff if they wanted to give an opinion now or wait and think on it.

Planning Director White thought both, because he agreed that it seemed to be a worthwhile exercise. He thought one thing to think about if it was opened to a public hearing was the expected outcome. He also thought there were some budget implications because the document was drafted by a consultant team and there was no budget for them to attend such meetings and that might be a disconnect. He then referred to Commissioner Leon's suggestion of a talk about sea level risings separate from the existing conditions report. He asked if there was a resource that Commissioner Leon knew about and would like the City to bring for that purpose or if that was something he would like staff to work on with the agenda. He had questions but was open to the idea and open to coming up with a proposal to make it happen but be clear on the objective and staff commitments. He could then come back and let them know what staff can do.

Commissioner Leon stated that it was basically information sharing and keeping their eye on the ball. He was aware of the cost for the consultant, and he knew why they chose the consultant that they did. He had high praise for the product. There was a lot of good information and the goal was primarily awareness, focus and a "cross pollination" of how they read and share the information and broadcast it to the audience in some way. He mentioned both study session and agendaizing it for the budget difference. He didn't have a preference, as long as they address the content, although he did think the agenda format gave them more leeway, whether a discussion format or a public hearing inviting back and forth comment. He felt the primary goal was the focus and information sharing and he was open to an agenda item or study session to achieve that, with cost being the primary concern. He reiterated that he was only interested in providing education and information sharing and focus.

Planning Director White didn't think a study session precluded the back and forth public comment. His only point regarding the budget was that the consulting team would not be available to attend these hearings.

Commissioner Leon did not see that as an issue because he thought it was a very thorough document and he suggested that they get into the discussion and sharing that was in the book and take it from there if they have questions. They can then decide what to do next.

Planning Director White thought, since it was a new idea for him, it would be best for him to come back to them with a proposal that they can discuss or modify.

Commissioner Leon then mentioned that he had received offers from a professional ocean geologist, involved along Pacifica's coast, to provide a presentation or information to them.

Planning Director White suggested that they could talk further offline about the contacts and possibly incorporate that into the proposal fairly quickly to make a presentation. He stated that it would be at the pleasure of the Commission, and he would be in contact with him for the information.

Commissioner Leon thought that, if there was a silver cloud to this tragedy, it was to focus on these items.

Chair Campbell would be interested in the framework and metrics that comes out of it and how they can have the discussion in a timely way and economize it.

Commissioner Leon stated that he has been a facilitator and planning person and they can set an agenda with time limits and adhere to them.

STAFF COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

ADJOURNMENT:

There being no further business for discussion, Commissioner Langille moved to adjourn the meeting at 7:35 p.m.; Commissioner Leon seconded the motion.


The motion carried **5-0**.

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

Respectfully submitted,

Barbara Medina
Public Meeting Stenographer

APPROVED:



Planning Director White