

ORDINANCE NO. 875-C.S.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PACIFICA APPROVING
REZONING RZ-201-18 AND DEVELOPMENT PLAN DP-79-18 TO ESTABLISH A PLANNED
DEVELOPMENT (P-D) ZONING DISTRICT WITH DEVELOPMENT PLAN 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) (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, and introduced Ordinance No 875-C.S.

NOW, THEREFORE, the City Council of the City of Pacifica does ordain as follows:

Section 1. Recitals. The City Council of the City of Pacifica does hereby find that the above referenced recitals are true and correct and material to the adoption of this Ordinance.

Section 2. Findings. Specific findings of fact for approval of the Rezoning and Development Plan are contained in the Planning Commission Resolution No. 2022-001 adopted on January 18, 2022, including without limitation findings related to the consistency of the residential development with the General Plan, and the City Council concurs with said findings and incorporates the findings herein by reference.

Section 3. Development Plan. The approved Development Plan DP-79-18 for the project site, which shall be implemented through the development more particularly set forth in a specific plan approved in accordance with Article 22 of Chapter 4 of Title 9 of the Pacifica Municipal Code, shall be as set forth in the following Table 1:

TABLE 1

Standards	Approved
Use	<ul style="list-style-type: none"> • One Single-Family Residence • Accessory Dwelling Unit(s) and Junior Accessory Dwelling Unit(s) as allowed by the Pacifica Municipal Code, provided they do not increase the amount of coverage under the Hillside Preservation District (HPD).
Lot Size	20,000 to 43,559.99 square feet
Lot Width (min.)	100 feet
Lot Coverage (max.)	Impervious Surface: 40% Structure: 30%
Hillside Preservation District (HPD) Coverage (max.)	27.22% (6,573.13 square feet)
Landscaping (Planting area+Undisturbed Natural Vegetation) (min.)	20%
Setbacks	
Front	45'-0"
Side	50'-0" (south) / 80'-0" (north)
Rear	26'-0"
Height	35'-0"
Off-street Parking	2 covered (garage) and 2 uncovered spaces (Variance and Parking Exception granted to deviate from the HPD guest parking requirement)
Usable Recreational Open Space	536 square feet

Section 4. Reclassification. Section Map 8 of the Zoning Map of the City of Pacifica, as described in Section 9-4.302 of the Pacifica Municipal Code, is hereby amended as depicted in Exhibit 1 to this Ordinance. The specific area affected by this reclassification is more particularly described in the legal description included as Exhibit 2 to this Ordinance. The reclassification does not alter the existing Hillside Preservation District (HPD) zoning applicable to the site, which shall remain in full force and effect.

Section 5. 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 6. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it should have adopted the Ordinance 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.

Section 7. Publication. The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance by the City Council of the City of Pacifica, California, and cause the same to be published once in The Pacifica Tribune, a newspaper of general circulation, published and circulated in the City of Pacifica, California.

* * * * *


PASSED AND ADOPTED this 11th day of April, 2022, by the following vote:

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


NOES, Councilmembers: n/a.

ABSTAIN, Councilmembers: Vaterlaus.

ABSENT, Councilmembers: n/a.


Mary Bier (Apr 14, 2022 15:01 PDT)
Mary Bier, Mayor

ATTEST:



Sarah Coffey, City Clerk

APPROVED AS TO FORM:



Michelle Marchetta Kenyon, City Attorney

EXHIBIT 1

Zoning Map 8

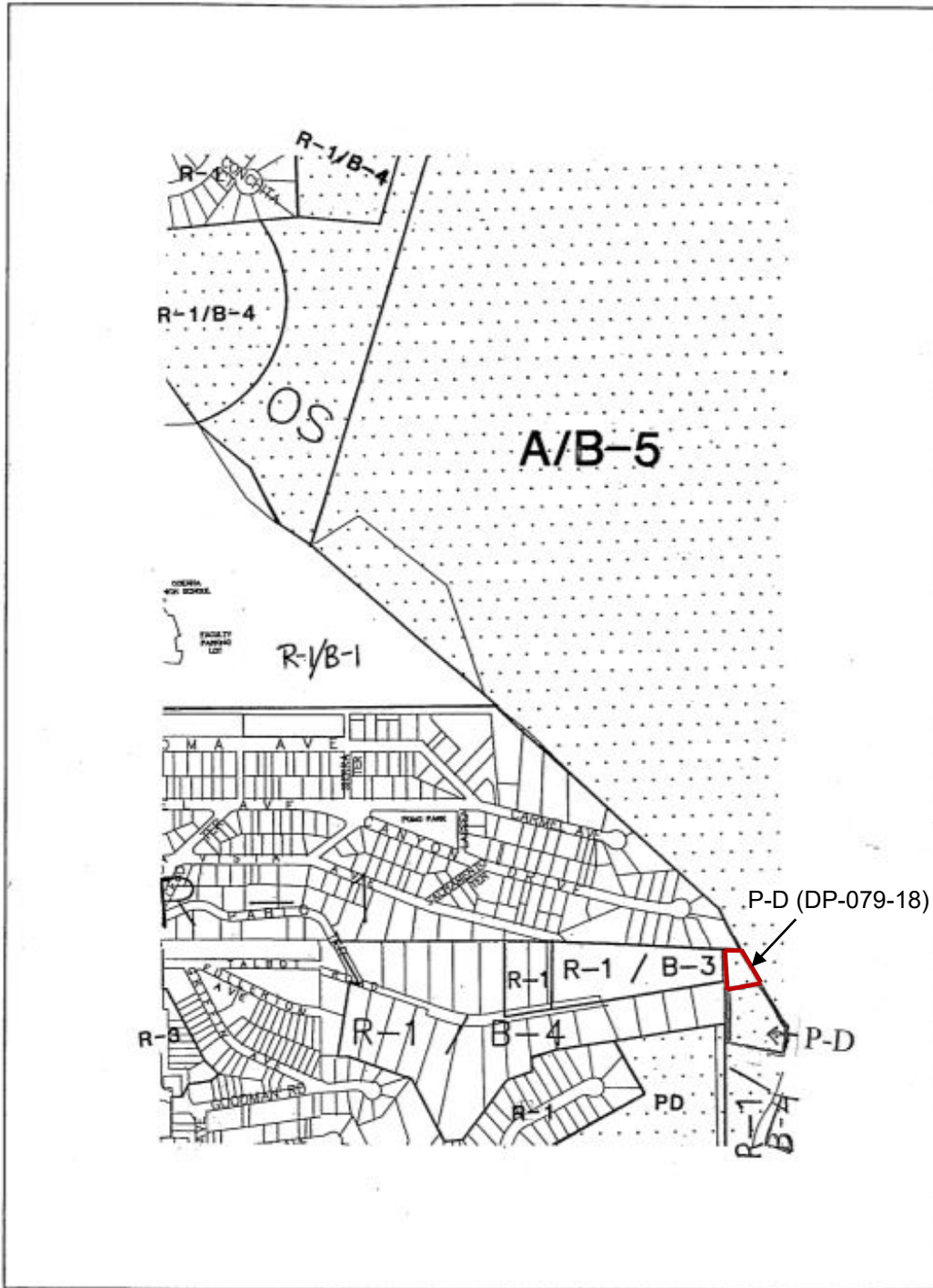


EXHIBIT 2

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: OrdinanceNo875-CS_RezoningAndDevelopmentPlan_TBDDTalbot

Final Audit Report

2022-04-14

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