

MINUTES

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

October 4, 2021

7:00 p.m.

Chair Nibbelin called the meeting to order at 7:01 p.m.

Chair Nibbelin explained the conditions for having Planning Commission meetings pursuant to Government Code Section 54953 (as amended by AB 361), to conduct necessary business as an essential governmental function as a teleconference meeting with no meeting location open to the public. He also gave information on how to present public comments participating by Zoom or phone.

Dep. Planning Director Murdock took a verbal roll call.

ROLL CALL: Present: Commissioners Berman, Ferguson, Godwin, Hauser, Leal and Chair Nibbelin
Absent: Commissioner Domurat

SALUTE TO FLAG: Led by Vice Chair Berman

STAFF PRESENT: Dep. Planning Director Murdock

Chair Nibbelin asked if there were any speakers with respect to the administrative business items.

Dep. Planning Director Murdock stated that there were no hands raised.

APPROVAL OF ORDER OF AGENDA Vice Chair Berman moved approval of the Order of Agenda; Commissioner Hauser seconded the motion.

Dep. Planning Director Murdock took a verbal roll call.

The motion carried **6-0**.

Ayes: Commissioners Berman, Ferguson, Godwin, Hauser, Leal and Chair Nibbelin
Noes: None

APPROVAL OF MINUTES: SEPTEMBER 7, 2021

Dep. Planning Director Murdock asked to comment on Packet Page 10, where there was a typographical error where staff did not fill in a blank from the transcriptionist, referring to Commissioner Hauser stating that it might be a technical issue but when staff mentioned that there were no more hands, she saw hands from the public go up and she wanted to be sure they didn't have an issue members of the public who wish to speak, and he thought.

Chair Nibbelin thought Commissioner Hauser was in agreement with that, and stated that they deem the minutes are as he stated.

Commissioner Godwin stated he had a correction on packet page 13, stating that the first sentence is missing a verb and should read something like “Commissioner Godwin wanted to respond to Commissioner Leal’s question”. He then suggested rewording the rest of that paragraph, i.e., “He stated that most of the energy storage structures tend to be battery stacks at the moment, but there is certainly hydrogen storage tanks and flow batteries which, for example, could be vanadium and sulfuric acid which provide a low-cost electrical storage. He thought, from this kind of technology, we were passing the responsibility over to the building department on what things that would be allowed on this site.”

Chair Nibbelin asked Dep. Planning Director Murdock if he picked up all of those edits or whether or not he thinks it makes sense for them to table it and bring it back after he has a chance to tighten up that language.

Dep. Planning Director Murdock stated that he feels he can adequately implement those by referencing the meeting recording to make sure he can go over it and capture the essence of what Commissioner Godwin was saying, so he was fine on his end, but it was the Commission’s decision whether to proceed or continue. He added that the minutes are intended to be an attachment to the City Council’s agenda report of October 11 for the appeal hearing and it would be his preference if they could adopt the minutes now with the corrections as read into the record.

Chair Nibbelin understood, and he mentioned to Commissioner Godwin that staff will have a chance to go through and fine tune the language to his sense of what it should be saying, and he asked if he was okay with staff implementing the revisions he offered.

Commissioner Godwin agreed with that.

Chair Nibbelin asked, with those corrections, if there were any comments or other concerns of the minutes or a motion.

Chair Nibbelin moved approval of the minutes of September 7, 2021; Commissioner Godwin seconded the motion.

Dep. Planning Director Murdock took a verbal roll call.

The motion carried **6-0**.

Ayes: Commissioners Berman, Ferguson, Godwin, Hauser
Leal and Chair Nibbelin

Noes: None

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF OCTOBER 11, 2021:

Chair Nibbelin stated that the Council meeting will consider the action the Planning Commission took on the Fairmont Shopping Center development. He asked for a volunteer to serve as a liaison on this matter, assuming there was an appeal filed.

Dep. Planning Director Murdock stated that it was the next procedural step as a legislative item and requires a recommendation from the Planning Commission and final action by City Council.

Chair Nibbelin understood, and asked if there was a volunteer to serve as a liaison.

Commissioner Hauser stated that, as the motion maker, she would be happy to serve with the caveat that she will not be able to get on until about 7:45 pm and she didn't know where on the agenda they were planning to have this item. She asked if that would be acceptable.

Dep. Planning Director Murdock stated that he didn't know where the placement will be and he thought this may be the only public hearing, but typically Council is taking between 45 minutes to an hour to get through introductory items on the agenda before getting to hearing of consideration items, and he thought it would be fine for her to join at that point in time, but he thought it was hard to say when the meeting is actually underway.

Chair Nibbelin assumed that it was the following Monday.

Dep. Planning Director Murdock responded affirmatively.

Chair Nibbelin was looking forward to accepting Commissioner Hauser's offer to serve as the liaison and he would exercise his prerogative to accept that. He stated that, if it looks like they were accelerating, he will make sure he is available between 7:00 pm and 7:45 pm to step into the breach if necessary.

Commissioner Hauser thanked him for that.

Chair Nibbelin stated that he would appoint Commissioner Hauser as the liaison.

ORAL COMMUNICATIONS:

None.

CONSENT ITEMS:

None

PUBLIC HEARINGS:

1. **GPA-100-21** **File No. 2018-057 – General Plan Amendment GPA-100-21, Rezoning RZ-201-18, Development Plan DP-79-18, Specific Plan SP-169-18, Variance PV-526-18 and Parking Exception PE-191-21**, filed by Matthew and Margaret Murphy, for a General Plan land use designation change to Very Low Density Residential (VLDR), rezoning to the Planned Development (P-D), Hillside Preservation District (HPD) zoning districts, authorization for single-family residential use and construction of a 2,406-square foot (sf) single-family residence with a two-car garage on a 24,149-sf undeveloped parcel, at the eastern terminus of Talbot Avenue (APN 016-270-110) in Pacifica. A variance is required to exceed the allowable coverage within the HPD zoning district and a variance and parking exception are required to deviate from the guest parking requirement within the HPD zoning district
Recommended CEQA Action: N/A.

Dep. Planning Director Murdock presented a brief staff report explaining that the agent needs additional time to prepare the renderings that the Commission requested and they don't want to guess when they will be ready and cause confusion for the Commission and the public and they would like to determine a specific date and be confident that they will keep it once the renderings are in and accepted by staff.

Chair Nibbelin stated that the issue is whether or not to continue the matter, and he asked Commissioners if there were any comments, questions, etc., with respect to the recommendation to continue the matter.

Chair Nibbelin opened the Public Hearing, and seeing no one, closed the Public Hearing.

Commissioner Hauser moved that the Planning Commission continue the item to a date to be determined by staff; Commissioner Leal seconded the motion.

Dep. Planning Director Murdock took a verbal roll call.

The motion carried **6-0**.

Ayes: Commissioners Berman, Ferguson, Godwin, Hauser,
 Leal and Chair Nibbelin
Noes: None

CONSIDERATIONS:

None

COMMISSION COMMUNICATIONS:

None

STAFF COMMUNICATIONS:

None.

ADJOURNMENT:

There being no further business for discussion, Commissioner Ferguson moved to adjourn the meeting at 7:19 p.m.; Commissioner Godwin seconded the motion.

Dep. Planning Director Murdock took a verbal roll call.

The motion carried **6-0**.

Ayes:	Commissioners Berman, Ferguson, Godwin, Hauser, Leal and Chair Nibbelin
Noes:	None

Respectfully submitted,

Barbara Medina
Public Meeting Stenographer

APPROVED:

Planning Director Wehrmeister