

CITY OF PACIFICA

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Pacifica will conduct a public hearing on Monday, November 14, 2022, at 7:00 p.m. (an in-person meeting) in the Council Chambers, 2212 Beach Boulevard, Pacifica, to consider the following:

AN APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF SITE DEVELOPMENT PERMIT PSD-811-16, USE PERMIT UP-76-16, TENTATIVE SUBDIVISION MAP SUB-233-16, SIGN PERMIT S-129-19, PARKING EXCEPTION PE-183-19, AND HERITAGE TREE REMOVAL AUTHORIZATION, AND RECOMMENDATION FOR CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT GPA-96-19, REZONING RZ-194-16, ZONING TEXT AMENDMENT TA-116-19, AND DEVELOPMENT AGREEMENT DA-4-21 (FILE NO. 2016-004). The project applicant is Brendan and Eamon Murphy, and the proposed project includes one two-story mixed-use commercial and residential building (Building A) and two three-story residential buildings (Buildings B and C) for a total of 3,165 square feet (sf) of commercial space on the ground floor of Building A and a total of 19 residential units in Buildings A, B, and C, at 570 Crespi Drive (APN 022-162-310) and on a portion of 540 Crespi Drive (APN 022-162-420) in Pacifica. The proposed General Plan amendment and zoning text amendment would allow residential uses to be established either in the same building as a commercial use above the ground floor or in residential-only buildings on a site that also contains a commercial use (horizontal mixed-use). The General Plan amendment would have City-wide applicability to property designated as "Commercial" in the Land Use Element of the General Plan. The zoning text amendment would have city-wide applicability to property zoned C-2 (Community Commercial) and would require a use permit to allow mixed commercial and residential uses on a site zoned C-2. The proposed rezoning amends the project site from the M-1 (Controlled Manufacturing) zoning district to the C-2 (Community Commercial) zoning district. The proposed development agreement includes certain public and developer benefits. The project would include three ownership Below Market Rate (BMR) residential units pursuant to the City's Inclusionary Ordinance. The project would include a condominium subdivision to create one commercial condominium and 19 residential condominiums. The buildings would be constructed on the northern half of the site, while the southern half of the site would remain undeveloped. In addition, the project would involve off-site improvements, including construction of a new driveway and associated parking spaces within the northern portion of the existing Pacifica Community Center located immediately to the west at 540 Crespi Drive. Recommended California Environmental Quality Act (CEQA) Status: Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. The Planning Commission adopted Resolution No. 2022-006 to approve the Site Development Permit, Use Permit, Tentative Subdivision Map, Sign Permit, Parking Exception, and Heritage Tree Removal Authorization with conditions and to recommend City Council approval of the General Plan amendment, rezoning, zoning text amendment, and development agreement, by a vote of 6-0 (with one abstention) on March 7, 2022. An appeal to the City Council was filed with the City by Margaret Goodale on March 17, 2022.

The City of Pacifica will publish the meeting agenda not less than 72 hours prior to the meeting. The agenda will be available online at <https://pacificacityca.iqm2.com> and will also be posted in the Community Center window at 540 Crespi Drive, Pacifica. Detailed plans and additional information for all items above are available for public review at the Planning Department, 540 Crespi Drive, or by email request to permittech@pacificagov. The City of Pacifica will provide special assistance for persons with disabilities upon at least 24 hours advance notice to the City Manager's office (650) 738-7300. 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 persons with disabilities.

Christian Murdock
Planning Director

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