

CITY OF PACIFICA

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Pacifica will conduct public hearings on Tuesday, January 17, 2023, at 7:00 p.m., or as soon as each matter can be heard, in the Council Chambers, 2212 Beach Boulevard, Pacifica, (an in-person meeting) to consider the following:

FILE NO. 2016-001 – FINAL ENVIRONMENTAL IMPACT REPORT, REZONING RZ-210-22, DEVELOPMENT PLAN DP-86-22, SPECIFIC PLAN SP-179-22, QUARRY USE PERMIT UP-71-16, VARIANCE PV-531-22, AND TREE PERMIT TP-1-22, filed by applicant Baylands Soil Pacifica LLC, for approval of a Quarry Reclamation Plan to reclaim the approximately 86-acre former Rockaway Quarry located west of Highway 1 and between Reina del Mar Avenue and Rockaway Beach Avenue (APNs 018-150-120 and 018-150-150). The Planning Commission will consider recommendations to the City Council on the above actions. Reclamation of the former quarry site is required by the State Mining and Reclamation Act (SMARA) and Chapter 2, Surface Mining and Reclamation of Title 9 of the Pacifica Municipal Code. The proposed Quarry Reclamation Plan would restore the former quarry to a safe condition by importing approximately 1,000,000 cubic yards of soil to restore the excavated quarry face and other areas to a pre-mining condition, establishing 1.55 acres of new seasonal wetlands and a new 0.20-acre California red-legged frog pond, and constructing new unpaved recreational trails and drainage improvements throughout the reclaimed site. The proposed reclamation activities would not include any changes in use or building construction on the project site. The site would be rezoned to the P-D (Planned Development) zoning district from the existing C-3X (Service Commercial with Public Vote Required to Rezone for Residential Use) zoning district as required by the Hillside Preservation District (HPD) overlay zoning district. The reclamation activities would also involve protected tree removal for reestablishment of the quarry access road along Highway 1 south of Reina del Mar Avenue and to allow other grading activities to occur as part of the reclamation. The proposed reclamation activities would require a variance to exceed the coverage limitation for grading within the HPD overlay zoning district. The project site is located within the Coastal Zone – however, the site is not within the City of Pacifica’s Certified Local Coastal Program and an application for a Coastal Development Permit is being separately considered by the California Coastal Commission. Recommended California Environmental Quality Act (CEQA) status: Certification and Adoption of a Final Environmental Impact Report (EIR); and

FILE NO. 2022-029 – TEMPORARY USE PERMIT TUP-1-22 AND COASTAL DEVELOPMENT PERMIT CDP-445-22, filed by Pacifica Historical Society, to temporarily install and perform restoration work on the Ocean Shore Railroad Car No. 1409 on a portion of an existing City-owned parking lot at 1910 Francisco Boulevard (APN 016-060-100). The project requires Planning Commission approval of a Temporary Use Permit and Coastal Development Permit due to the temporary nature of the project and the location of the project site within the coastal zone as specified in Pacifica Municipal Code sections 9-4.2305(a) and 9-4.4303(a). Recommended CEQA status: Class 4 Categorical Exemption, CEQA Guidelines Section 15304 “Minor Alterations to Land”; and

FILE NO. 2021-019 – SPECIFIC PLAN SP-175-21, filed by Adam Libert and Maryanna Saenko, to authorize the construction of a 3,475-square foot (sf) single-family residence with 1,320-sf attached garage on a 1.277-acre undeveloped parcel located on Ohlone Drive (APN 022-150-490). The project site is known as Lot 5 in the “Harmony @ One” subdivision (RSM 139/36-42), south of Fassler and east of Roberts Road. The project is within the P-D (Planned Development) and HPD (Hillside Preservation District) zoning districts. Recommended CEQA status: Adoption of Addendum to the “Harmony at One Roberts Road Subdivision Final Environmental Impact Report,” certified by the Planning Commission on October 15, 2007, and certified by the City Council on November 13, 2007; and

FILE NO. 2022-036 FOR TEXT AMENDMENT TA-123-22, initiated by the City of Pacifica, to amend various sections of Article 49, “Short-Term Rentals” of the City of Pacifica Zoning Regulations (Title 9, Chapter 4 of the Pacifica Municipal Code [“PMC”]) to establish a cap of 150 short-term rental permits issued citywide. The proposed amendments would also revise the annual expiration date of the short-term rental permits to October 31 to align with business license expiration dates and revise the definitions and would make other conforming edits to clarify regulations pertaining to short-term rentals, including that short-term rentals are not

permitted in Junior Accessory Dwelling Units. The proposed text amendment to be discussed would affect all residential properties located within the City of Pacifica. The Planning Commission will consider the text amendment and adopt a resolution making a recommendation whether to enact the ordinance to the City Council. Recommended CEQA status: The proposed text amendment is not subject to review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et. seq.), including without limitation, Public Resources Code section 21065 and California Code of Regulations 15378 as this is not a “project” that may cause a direct, or reasonably foreseeable indirect, physical change in the environment and if a “project,” is exempt from CEQA under the “Common Sense” exemption of CEQA Guidelines Section 15061(b)(3).

Detailed plans and additional information for all items above are available upon request to the Planning Department. Submit requests for additional information to permittech@pacificacityca.gov. These items will also be posted 72 hours prior to the meeting on the City’s website at:

<https://pacificacityca.iqm2.com/Citizens>

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Planning Director

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