

MINUTES

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

July 17, 2023

7:00 p.m.

Chair Leal called the meeting to order at 7:05 p.m.

ROLL CALL: Present: Commissioners Devine, Godwin, Ferguson, Wright and Chair Leal

Absent: Commissioners Berman and Hauser

SALUTE TO FLAG: Led by Commissioner Devine

STAFF PRESENT: Planning Director Murdock
Sr. Planner Cervantes
Asst. Planner Snodgrass

APPROVAL OF ORDER OF AGENDA Commissioner Ferguson moved approval of the Order of Agenda; Commissioner Godwin seconded the motion.

The motion carried **5-0**.

Ayes: Commissioners Devine, Godwin, Ferguson, Wright and Chair Leal

Noes: None

APPROVAL OF MINUTES: JUNE 13, 2023 Commissioner Devine moved approval of the minutes of June 13, 2023; Commissioner Ferguson seconded the motion.

The motion carried **5-0**.

Ayes: Commissioners Devine, Godwin, Ferguson, Wright and Chair Leal

Noes: None

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF AUGUST 14, 2023:

Planning Director Murdock explained that regarding the NCCWD's appeal, because of a possible conflict of interest, the Commission liaison must be one who is eligible to participate which would be Commissioners Devine, Godwin or Wright.

Chair Leal asked who was willing to volunteer.

Commissioner Wright stated that he was willing to volunteer, if no one else was willing, but he wanted to point out that he was the only no vote on that issue.

ORAL COMMUNICATIONS:

None.

CONSENT ITEMS:

None

2. UP-131-22

File No. 2022-026 – Use Permit UP-131-22, for construction of a 288-square foot (sf) pool, 978-sf pool deck, retaining wall and other landscaping work on an 86,872-sf (1.99 acres) lot with an existing single-family residence located at 1 Hinton Ranch Road (APN 023-160-270).

Recommended CEQA Action: Class 3 Categorical Exemption, CEQA Guidelines Section 15303.

Asst. Planner Snodgrass presented the staff report.

Chair Leal asked if the Commission had any questions.

Commissioner Wright stated that he noticed there was a bunch of uplighting and there was an issue of spreading too much light around the neighborhood in past projects where they had a hood over lights to stop light pollution and he asked how they reconciled those differences.

Asst. Planner Snodgrass stated that they added a condition of approval for a lighting plan where they will look for lighting fixtures that don't correspond with the down facing requirements.

Planning Director Murdock agreed, stating condition No. 7 in the draft resolution requires the final lighting plan that Asst. Planner Snodgrass mentioned and, within the parameters of that condition, it is staff's intention to work with the applicant, if the project is approved, to revise the lighting and incorporate shielding to avoid glare onto adjacent properties.

Commissioner Wright asked if the applicant was present and was going to be speaking.

Asst. Planner Snodgrass stated that they were present.

Commissioner Wright asked when was the appropriate time to ask the applicant any questions.

Planning Director Murdock stated that would be when Chair Leal opens the public hearing and invites the applicant to present.

Chair Leal then opened the public hearing and invited the applicant to come up and make a presentation, mentioning that he had ten minutes and can reserve three minutes to respond to public comments.

Anand Sheth, applicant, stated he is the architect and designer of the project and is available to answer any questions. He stated that there has been a very thorough recap of the scope of their project.

Chair Leal confirmed that he had no presentation and then opened up for questions for the applicant.

Commissioner Godwin stated that he noticed that the pool deck was quite substantial for this project and implied that it was set up for parties of 50 or more and asked if he could elaborate on why those chose to build such a large pool deck.

Mr. Sheth stated that they had an existing retaining wall and they were building up against that and allocating some space outside of the stable for seated outdoor dining and on the other side of the pool, they were allocating space for day bed or lawn chair seating, thus, mostly for the furniture that they extended the footprint of the pool deck, as well as the site condition of the retaining wall for those two recreations.

Commissioner Wright assumes they are capturing all the water from that concrete area as they had a number of problems lately with slides resulting from not capturing water. He was sure he considered that and he wanted to know if he had considered solar warming of the water in the pool, solar panels to serve their electrical needs for their pumps, etc., considered covering the pool to avoid evaporation and what kind of environmental considerations did he put into the planning of this project.

Mr. Sheth stated that they do have drainage on the pool deck and around the pool so as to not put unnecessary pressure on the new deck. He stated that they will have a pool cover at the west of the pool and solar is a future project plan for the development of the property and they are proposing a car port in the future and will be adding solar. They are also working with PG&E to move the pole so electrical capacity will be upgraded for their site as well.

Commissioner Wright appreciated that they are using a porous driveway to put the water into the ground and thanked him for that.

Mr. Sheth thanked him, adding that it is a big driveway and it was the right move.

Chair Leal stated that there were no speakers so he closed the public hearing.

Commissioner Ferguson understood that they would have required this use permit for any addition to this house because it was now non-conforming due to rezoning after construction. While it's not specific to any of the pool activities, he thought they would require the permit for any construction on the site.

Planning Director Murdock agreed, stating that the analysis they performed was that any expansion of residential use on the site that is not existing currently would trigger that requirement due to the non-conformity.

Sr. Planner Cervantes stated that they had a raised hand at the time the chair closed the public hearing.

Chair Leal reopened the public hearing to give that speaker an opportunity to comment.

Sr. Planner Cervantes stated that they just logged off the zoom.

Chair Leal reclosed the public hearing. He asked if anyone had any deliberations or a motion.

Commissioner Ferguson moved that the Planning Commission FINDS the project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303 (Class 3); APPROVES Use Permit UP-131-22 by adopting the attached resolution, including conditions of approval in Exhibit A; and incorporates all maps and testimony into the record by reference; Commissioner Wright seconded the motion.

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The motion carried **5-0**.

Ayes: Commissioners Devine, Godwin, Ferguson, Wright and
Chair Leal.

Noes: None

Chair Leal 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:

None

STAFF COMMUNICATIONS:

Planning Director Murdock stated that the Planning Department recently released a Notice of Preparation (NOP) for preparation of an Environmental Impact Report (EIR) related to the city's anticipated requirement to rezone and make General Plan amendments to accommodate approximately 1,600 new housing units as part of the Housing Element update process. The Notice of Preparation is available on the Planning Department's Environmental Documents page and anyone interested about the housing element update process can go to PlannedPacifica.org. They are currently in a 30-day public comment and agency comment period on the scope of the Environmental Impact Report and potential environmental impacts. This is the opportunity for agencies and members of the public to provide written input to the city in relation to potential environmental impacts they think the EIR should evaluate. He stated that there will also be a verbal comment input opportunity for the public at a scoping meeting scheduled on Tuesday, August 1, 6 p.m., via Zoom. The link to that is included in the notice of preparation available on the Planning Department's Environmental Document page.

ADJOURNMENT:

There being no further business for discussion, Commissioner Ferguson moved to adjourn the meeting at 7:31 p.m.; Commissioner Godwin seconded the motion.

The motion carried **5-0**.

Ayes: Commissioners Devine, Ferguson, Wright and
Chair Leal
Noes: None

Respectfully submitted,

Barbara Medina
Public Meeting Stenographer

APPROVED:

Planning Director Murdock