

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, March 14, 2022, at 7:00 p.m. (an in-person meeting) in the Council Chambers, 2212 Beach Boulevard, Pacifica, to consider the following:

APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF COASTAL DEVELOPMENT PERMIT CDP-430-21 AND HERITAGE TREE REMOVAL AUTHORIZATION (FILE NO. 2021-018), filed by Michael O'Connell of San Pedro Valley, LLC on November 19, 2021, to construct a new 3,372-square foot (sf) single-family dwelling, 603-sf garage, and 434-sf accessory dwelling unit on an undeveloped lot at TBD Olympian Way (APN 023-037-030) located approximately 1,450 feet northwest of the intersection of Olympian Way and Grand Avenue. The project proposes the removal of one heritage tree. The development is within the Coastal Zone Combining (C-Z) District. Recommended California Environmental Quality Act (CEQA) status: Class 3 Categorical Exemption, Section 15303 "New Construction or Conversion of Small Structures." The Planning Commission adopted Resolution No. 2022-003 to approve the project with conditions by a vote of 7-0 on January 18, 2022. An appeal to the City Council was filed with the City on January 25, 2022; and

CONSIDERATION OF PROPOSED GENERAL PLAN AMENDMENT GPA-100-21, REZONING RZ-201-18, AND DEVELOPMENT PLAN DP-79-18 (FILE NO. 2018-057), filed by Matthew Murphy on November 29, 2018, for a change to the Very Low Density Residential (VLDR) General Plan land use designation, rezoning to the P-D (Planned Development) zoning district, and approval of a Development Plan to authorize single-family residential use. City Council approval of these items is required to authorize 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), separately approved by the Planning Commission as described below. Recommended CEQA status: Class 3 Categorical Exemption, CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). The Planning Commission adopted Resolution No. 2022-001 to approve Specific Plan SP-169-18, Variance PV-526-18 and Parking Exception PE-191-21, with conditions; to recommend City Council adoption of a resolution to approve the General Plan Amendment; and, to recommend City Council adoption of an ordinance to approve the Rezoning and Development Plan, by a vote of 7-0 on January 18, 2022. The Planning Commission's approval included a variance to exceed the allowable coverage within the Hillside Preservation District (HPD) and a parking exception and variance to deviate from the guest parking requirement within the HPD.

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@pacificaga.gov.

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.

Tina Wehrmeister
Assistant City Manager/Planning Director

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