



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION STUDY SESSION AGENDA

DATE: June 16, 2014

LOCATION: Council Chambers
2212 Beach Boulevard

TIME: 6:00 p.m.

1. Construction of a three-story 34-room hotel at 699 Oceana Boulevard.

The purpose of a study session is to offer an opportunity for informal discussion with the City Council/Planning Commission. No formal action is taken. Any statements made by a City Council, Commissioner or staff member at a study session are informal only and are not to be considered commitments or guarantees of any kind.

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**PLANNING COMMISSION
STUDY SESSION STAFF REPORT**

DATE: June 16, 2014

LOCATION: Council Chambers, 2212 Beach Boulevard, Pacifica

TIME: 6:00 PM

ITEM# 1

APPLICANT: Patrick Mora
115 Valencia St.
San Francisco, CA 94103

OWNER: Rajputana Hotels, LLC
1761 University Ave.
Berkeley, CA 94703

LOCATION: 699 Oceana Boulevard -- APN 009-253-280

PROJECT DESCRIPTION: Construction of a three-story 34-room hotel

General Plan: Commercial
Zoning: C-2, Community Commercial

CEQA STATUS: To be determined upon filing of a formal application

REQUIRED APPROVALS: Planning Commission approval of Use Permit, Site Development Permit, and Parking Exception

RECOMMENDED ACTION: None

PROJECT SUMMARY

DISCUSSION

1. Project Description: The applicant is exploring the feasibility of constructing a three-story hotel on a 34,145 square foot lot located at 699 Oceana Boulevard in the East Manor neighborhood (APN: 009-253-280). The subject property is currently occupied by Dallas Diner which will be demolished to accommodate the hotel.

According to the conceptual plans submitted by the applicant, the proposed project would consist of a three-story 18,204 square foot building that would accommodate a total of 34 guest rooms. The proposed ground floor would feature a lobby, office, manager's unit, two bathrooms, breakfast/dining area, and kitchen/laundry facilities. The second floor would contain 16 guest rooms and the third floor would accommodate 18 guest rooms. Twenty-four (24) on-site parking including one handicapped space are also being proposed. The height of the hotel would be approximately 35 feet with an 8 foot, 6 inch parapet wall and skylight extending beyond the roof line. The exterior material for the rectangular shaped three-story building is not indicated on the plans. However, it appears that the building would be finished with stucco material.

2. Zoning, General Plan, and Surrounding Land Use: The site is zoned C-2 (Community Commercial), and has a commercial General Plan designation. The site is surrounded on the north, south, and east, by a mix of single family residential, multi-family residential, commercial and public facility uses.

3. Municipal Code Standards: The proposal would have to meet the development regulations of the C-2 (Community Commercial) Zoning District. No minimum setbacks are required in the C-2 zone unless established as part of the Site Development Permit. A Use Permit would be required for the hotel because it is permitted as a conditional use. Approval of a Site Development Permit would also be required for all commercial development. The proposed parapet wall will peak at a height of 43 feet 6 inches. Under section 9-4.2501 of the Zoning Ordinance, cupolas, flagpoles, monuments, parapet walls, gas storage holders, water tanks, church steeples and similar structures and mechanical appurtenances are allowed to exceed the height limits with approval of a Site Development Permit. The maximum height in the C-2 zoning district is 35 feet.

In terms of parking, the total number of on-site parking required for the proposed hotel is 35 spaces including two handicapped accessible spaces and 4 bicycle parking spaces. The plans show a total of 24 parking spaces including 1 handicapped space. No bicycle parking spaces are proposed. In addition, out of the 24 parking spaces provided 9 spaces are proposed to be compact. In any parking area with over 50 or less required off-street parking spaces, 20% of the total required spaces may be compact. In this case, only 7 compact spaces would be allowed. Therefore, a parking exception would be required to allow the applicant to provide less than the minimum required on-site parking and to exceed the maximum number of compact parking spaces permitted. A parking exception would also be required for the lack of bicycle parking.

The City's parking provisions for hotels require one parking space for each lodging room, plus one additional parking space for the office or manager. Bicycle parking spaces shall be provided equal to 10% of the required parking in all development (excluding residential uses), with a minimum of two spaces required.

4. Comments from Other City Departments and Outside Agencies: Staff obtained preliminary comments from the Fire Marshall and Building Official who stated that the project must comply with various fire and building code sections and those comments were forwarded to the applicant. The Police Department asked for clarification of the bar shown on the floor plans of the lobby. Specifically, they would like to know if it is a breakfast bar or alcohol bar. The Wastewater Department commented that connection to the sanitary sewer is feasible and the plans should indicate current City of Pacifica wastewater standards. Caltrans indicated that a Traffic Impact Study should be completed for the project.

5. Staff Analysis: The surrounding neighborhood includes a mix of commercial and residential uses. A small 34-room hotel appears to be compatible with the surrounding uses. Other permits may also be required and/or other issues may arise as the project moves through the environmental review process. Among other things, traffic and aesthetics would be other issues to be addressed in the environmental review process. However, for study session purposes, the Commission should provide comments on whether or not the use is appropriate for the site, density, parking and any other issues of interest to the Commission.

Attachments:

- a. Land Use and Zoning Exhibit
- b. Conceptual Plans

General Plan Diagram

Existing Land Use: COMMERCIAL

Legend

- VERY LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MIXED USE: HIGH DENSITY/COMM.
- COMMERCIAL
- GENERAL COMMERCIAL
- OPEN SPACE RESIDENTIAL
- GREENBELT
- PROMINENT RIDGE LINE
- SPECIAL AREA
- MARSH
- OPEN SPACE / PUBLIC FACILITY
- PROPOSED PARKING
- NEIGHBORHOOD PARK
- DEVELOPED / PROPOSED BEACH ACCESS
- NORTH-SOUTH CITY TRAIL
- PUBLIC FACILITY
- UTILITIES
- AGRICULTURE
- CHURCH
- FIRE STATION



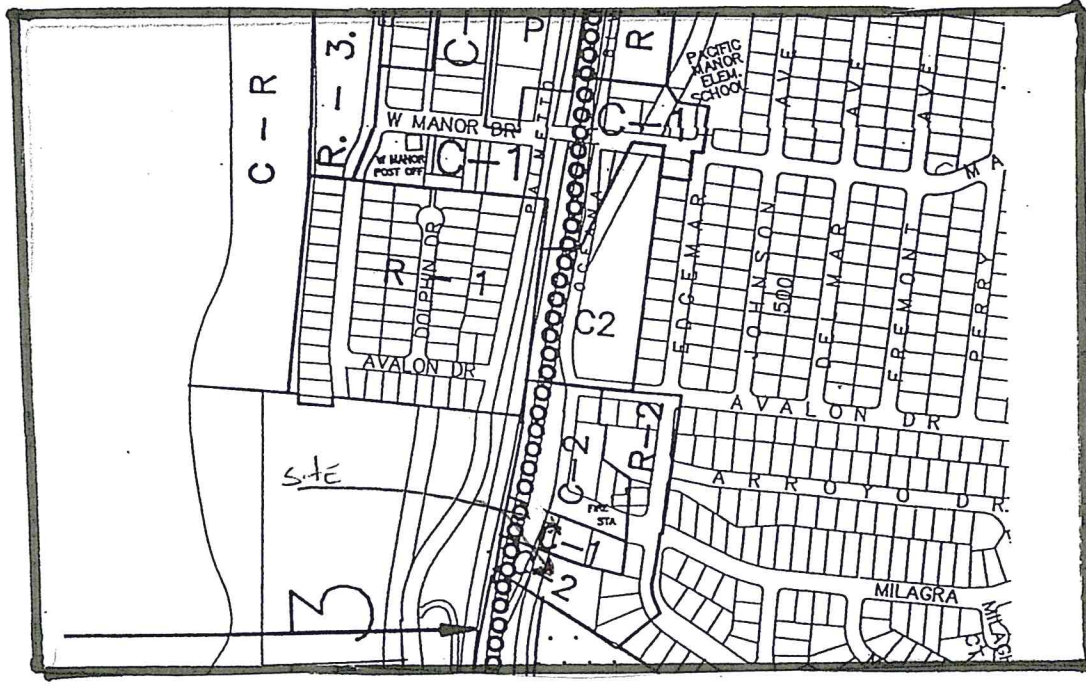
Neighborhood: EAST MANOR

Zoning Map Diagram

Existing Zoning: C-2

Legend

- ZONING DISTRICTS**
- R-1 Single-Family Residential
 - R-2 Two-Family Residential
 - R-3 Multiple-Family Residential
 - R-3.1 Multiple-Family Residential
 - R-3-G Multiple-Family Residential Garden
 - R-5 High Rise Apartment
 - C-1 Neighborhood Commercial
 - C-1-A Commercial Apartment
 - C-2 Community Commercial
 - C-3 Service Commercial
 - O Professional Office
 - C-R Commercial Recreation
 - M-1 Controlled Manufacturing
 - M-2 Industrial
 - P Parking
 - A Agricultural
 - B Lot Size Overlay
 - P-F Public Facilities
 - P-D Planned Development
 - R-M Resource Management
 - O-S Open Space
 - R-3/L.D. Multiple-Family/Low Density Residential
 - R-1-H Single-Family Residential Hillside
 - CZ Coastal Zone Combining District
 - SA Special Area Combining District
 - HPD Hillside Preservation District
- + Requires Vote to Rezone
X Vote Required for Residential Development



LAND USE AND ZONING EXHIBIT

City of Pacifica
Community & Economic Development Department

↑
NORTH

Scale:
N.T.S.