AGENDA

Planning Commission – City of Pacifica

DATE: July 19, 2010

LOCATION: Council Chambers
2212 Beach Boulevard

TIME: 6:00 p.m.

PLANNING COMMISSION
STUDY SESSION

AGENDA

1. Discussion of Possible Changes to Single-Family Residential Development Regulations

The purpose of a study session is to offer an opportunity for informal discussion with the Planning Commission. Any statements made by a Commissioner or staff member at a study session are informal only and are not to be considered commitments or guarantees of any kind.

The City of Pacifica will provide special assistance for disabled citizens upon at least 24-hour advance notice to the City Manager's office (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 the disabled.

STAFF REPORT

PLANNING COMMISSION - CITY OF PACIFICA

DATE: July 19, 2010

LOCATION: Council Chambers
2212 Beach Boulevard

TIME: 6:00 p.m.

ITEM: 1

STUDY SESSION

APPLICANT: City of Pacifica
170 Santa Maria Avenue
Pacifica, CA 94044

LOCATION: City of Pacifica

PROJECT DESCRIPTION: Discussion of Possible Changes to Single-Family Residential Development Regulations

CEQA STATUS: To be determined

REQUIRED APPROVALS: Planning Commission, City Council and California Coastal Commission

RECOMMENDED ACTION: None

DISCUSSION

1. Discussion: The purpose of this study session is to review Pacifica's development regulations for single-family homes, compare them to other jurisdictions in San Mateo County, and determine if possible changes are warranted. The issue was raised by the City Council during the recent review and adoption of the "Mega Home" ordinance. The development regulations include lot coverage, floor area ratio, height limit, parking, and setbacks. Accordingly, staff has prepared the attached table that compares the development regulations for single-family homes in Pacifica, Belmont, Burlingame, Menlo Park, Millbrae, San Carlos, San Mateo and Redwood City.

2. Summary: It appears that the majority of the jurisdictions have a lot coverage of 40% which is comparable to Pacifica's. Most of the other cities also have a floor area ratio requirement. The maximum height requirement for most cities listed above is less than 35 feet. The height in Pacifica is measured at the finished grade, between the lowest point on the site covered by any portion of a building to the topmost point of the roof. The yard setback requirements vary from city to city. All cities require a two-car garage.

Pacifica does not have a floor area ratio requirement for standard lots only for non-conforming lots (below 5,000 square feet). The floor area ratio for non-conforming lots require the maximum floor area to lot area ratio to be 50% if the average cross slope of the lot is less than 20%. In this case, the maximum building height is 25 feet. If the cross slope is over 20% the maximum floor area ratio to lot area is 55% and the maximum height is 20 feet.

The Commission may wish to indicate whether or not they would like to make any changes to the existing development regulations, add new regulations, delete some of the current regulations or if there are any other issues of interest to the Commission. Staff would suggest a follow up study session to discuss the possible ramifications of any potential code changes.

Attachment: Table --Comparison of Development Regulations

Comparison of Development Regulations

CITY	LOT COVERAGE	FAR	HEIGHT	SETBACKS	GARAGE
Pacifica	40%	N/A	35'	15' Front, 20' to garage entrance, 5' side yards, 10' side yard for exterior corner lots, 20' rear	2 Spaces
Belmont	N/A	26% - 53%	28'	15'-25' front, 10% of lot width side yards, 15' or ½ of building height for exterior side yard for corner lots, 15'-30' rear	2 Spaces
Burlingame	40%	32% + 1,110 SF	20' (25% downward slope), 30' (25% upward slope), 30' all others	15' front, 3' side yards, 20' front, 3'-7' side yards, 20' rear	2 Spaces
Menlo Park	35%-40% (depends on lot size)	2,800 SF +25% of the lot if greater than 7,000 SF	20'-28'	15'-20' front, 5'-12' side yards, 15'-20' rear	2 Spaces
Millbrae	50%	55%	25'-35'	20' front, 5' side yards, 10' side yard for exterior corner lots, 10' rear, 30' front second floor, 15' side yard for second floor	2 Spaces
San Carlos	40%	20%-40% (depending on slope)	28'	15-35' front, 5' side yards, 15' rear	2 spaces
San Mateo	N/A	40%-50%	25' to building plate, 32' to roof top	15'-25' front, 5'-7' side yards, 15' rear (25' rear new construction)	2 Spaces
Redwood City	40%	N/A	28'	15' front, 20' to garage entrance, 6' side yards, 15' side exterior corner lot, 20' rear	2 Spaces