

MINUTES

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

February 18, 2020

7:00 p.m.

Acting Chair Nibbelin called the meeting to order at 7:00 p.m.

ROLL CALL: Present: Commissioners Berman, Kraske, Bigstycyk and Acting Chair Nibbelin
Absent: Commissioners Campbell (arrived later) and Rubinstein

SALUTE TO FLAG: Led by Commissioner Kraske

STAFF PRESENT: Sr. Planner Murdock
Contract Planner Usher
Asst. City Attorney Sharma

APPROVAL OF ORDER OF AGENDA Commissioner Berman moved approval of the Order of Agenda; Commissioner Kraske seconded the motion.

The motion carried **4-0**.

Ayes: Commissioners Berman, Kraske, Bigstycyk and Acting Chair Nibbelin
Noes: None

APPROVAL OF MINUTES: JANUARY 21, 2020 Commissioner Bigstycyk moved approval of minutes of January 21, 2020; Commissioner Kraske seconded the motion.

The motion carried **4-0**.

Ayes: Commissioners Berman, Kraske, Bigstycyk and Acting Chair Nibbelin
Noes: None

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF FEBRUARY 24, 2020:

Sr. Planner Murdock stated that, in addition to the LCLUP adoption, there is an appeal of the Planning Commission’s recommendation which will be considered concurrently with Council’s consideration of the LCLUP adoption. He stated that it is the followup on action from Planning Commission’s recommendation on the LCLUP which Council will consider on the 24th for final adoption and then the city will transmit the LCLUP to the Coastal Commission and begin the formal certification process.

Acting Chair Nibbelin asked if anyone was available for the February 24 Council meeting to serve as liaison.

Commissioner Berman stated that she could be available if no one else wanted to attend.

Commissioner Bigstyk stated that he regularly attends the meetings and was relatively certain he will be there and would be happy to do it, but he has filled in plenty of times in the liaison position.

Acting Chair Nibbelin stated that, if everyone was amenable, he thought it would be good to have Commissioner Berman, and he appreciated him being available.

Commissioner Berman was agreeable.

Acting Chair Nibbelin thought he had unanimous acclamation to have Commissioner Berman be the liaison. He then welcomed the arrival of Commissioner Campbell.

ORAL COMMUNICATIONS:

None

CONSENT ITEMS:

None

NEW PUBLIC HEARINGS:

- 1. SP-172-19** **File No. 2019-037 for Specific Plan SP-172-19**, filed by Preston Fung, to construct a 3,111 square feet (sf), three-story single-family residence on an undeveloped 6,105-sf lot at 323 Beaumont Boulevard (APN 009-037-450) Recommended CEQA Action: Class 3 Categorical Exemption, CEQA Guidelines Section 15303.

Contract Planner Usher presented the staff report.

Acting Chair Nibbelin asked if there were any questions for staff.

Commissioner Kraske asked the reason for the delay and the original approval having expired.

Acting Chair Nibbelin stated that they will hold that answer until they open the public hearing.

Brian Brinkman, applicant, stated he is representing the homeowners. The project was originally approved by the current homeowners. He stated that they had family members involved and were going to build the house together. He stated that the original design had tiered retaining walls in the backyard to create a lot of rear yard space. He stated that after Planning approval, the massiveness of the walls and their close relation to each other, resulted in their inability to use standard construction methods. They had to use soil nail walls which required a special company that has their engineers perform work and it got too expensive. Family dynamics changed, and the homeowners put the project on hold and they tried to sell the lot. He stated that their financial situation got better and they picked it back up. They have now altered the rear retaining walls to simplify things. The original project had roughly 1,500 cubic yards of excavation and they were down to 900 cubic yards which will be better for the site and less construction costs and will help them get through this time. He stated that they were three weeks from getting the building permit when it expired and coordination took longer than expected. Therefore, they are back to the beginning of the process. He reiterated that the retaining wall was the main design change but they also eliminated the three-story elevator, reduced the storage area behind the garage and reconfigured the third floor once they got rid of the elevator for it to function better. He stated that the exterior is the same project originally approved.

Commissioner Berman asked what the owner intends to do with the home, such as live in it.

Mr. Brinkman stated that they will live in it.

Acting Chair Nibbelin asked what the 600 cubic yards reduction in grading represented in terms of off-haul trips.

Mr. Brinkman thought it was 60-70 fewer truck trips.

Acting Chair Nibbelin stated that it strikes him as a positive development along those lines.

Acting Chair Nibbelin opened the Public Hearing and, seeing no one, closed the Public Hearing.

Commissioner Berman moved that the Planning Commission finds the project is exempt from the California Environmental Quality Act; APPROVES Specific Plan SP-172-19 by adopting the

attached resolution, including conditions of approval in Exhibit A; and incorporates all maps and testimony into the record by reference.

Acting Chair Nibbelin stated that he noted Commissioner Campbell's arrival, and he arrived before this item was presented so he has been present for the entire consideration of this matter.

Commissioner Bigstycck seconded the motion.

The motion carried **5-0**.

Ayes: Commissioners Berman, Campbell, Kraske, Bigstycck
and Acting Chair Nibbelin

Noes: None

Acting Chair Nibbelin referred people to the agenda if they have any questions about appealing the matter.

COMMISSION COMMUNICATIONS:

Commissioner Kraske stated that this meeting will be his last meeting with the Commission as his appointment expires at the end of February and he will not be reapplying. He explained that he has two small children and it is a big commitment so he doesn't have the time to fully commit to this position moving forward.

Acting Chair Nibbelin stated that they appreciated serving with him.

Commissioner Campbell stated that this may be his last meeting as well. He is not sure.

Sr. Planner Murdock stated that it was the second meeting in March that the City Council is considering appointments.

STAFF COMMUNICATIONS:

Sr. Planner Murdock reiterated that March 23 is the latest agenda planning date for Council's consideration of appointments to the Planning Commission. He noted that Commissioner Campbell has expressed his intention to serve until a replacement was identified. He thanked Commissioner Kraske for the announcement, adding that it has been a pleasure serving with him.

Commissioner Campbell stated that it has been a pleasure serving with Commissioner Kraske and he will miss him.

ADJOURNMENT:

There being no further business for discussion, Acting Chair Nibbelin moved to adjourn the meeting at 7:16 p.m.; Commissioner Campbell seconded the motion.

The motion carried **5-0**.

Ayes: Commissioners Berman, Campbell, Kraske, Bigstyk
and Acting Chair Nibbelin.
Noes: None

Respectfully submitted,

Barbara Medina
Public Meeting Stenographer

APPROVED:

Planning Director Wehrmeister