

MINUTES

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

January 17, 2017

7:00 p.m.

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

ROLL CALL: Present: Commissioners Baringer, Evans, Campbell, Clifford,
Cooper and Chair Gordon
Absent: Commissioner Nibbelin

SALUTE TO FLAG: Led by Commissioner Evans

STAFF PRESENT: Assoc. Planner Murdock
Asst. Planner Smith

**APPROVAL OF ORDER
OF AGENDA** Commissioner Cooper moved approval of the Order
of Agenda; Commissioner Evans seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Baringer, Evans, Campbell, Clifford,
Cooper and Chair Gordon
Noes: None

**APPROVAL OF
MINUTES:
DECEMBER 19, 2016** Commissioner Clifford moved approval of minutes of
December 19, 2016; Commissioner Evans seconded the
motion.

The motion carried **6-0**.

Ayes: Commissioners Baringer, Evans, Campbell, Clifford,
Cooper and Chair Gordon
Noes: None

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF JANUARY 23, 2017:

Assoc. Planner Murdock stated that they would not need a liaison.

ORAL COMMUNICATIONS:

None

CONSENT ITEMS:

None

PUBLIC HEARINGS:

1. CDP-336-13

AMENDMENT OF COASTAL DEVELOPMENT PERMIT, filed by owner, Neil Kopping, to modify an existing permit to construct a 400-square foot addition to an existing three-story single-family residence on a 5,700-square foot lot located at 111 Kent Road, Pacifica (APN 023-032-070) in Pacifica. The proposed amendment would alter the location and size of the proposed addition such that the project would no longer substantially conform to the original approval. Recommended California Environmental Quality Act (CEQA) status: Class 1 Categorical Exemption, Section 15301(e).

Asst. Planner Smith presented the staff report.

Neil Kopping, owner, stated that, following purchase of the property, they decided to make a few changes, but the footprint didn't change from the previously approved plan. He asked if they had any questions.

Commissioner Cooper asked for clarification that he was going to upgrade the proposed work to meet building codes by changing the stairs, and he asked if he was widening the stairs from the original proposal.

Mr. Kopping stated that the steps were very steep and not to code. He stated that it was grandfathered in and the original plan did not change the steps. They thought this was their chance to make it safer and bring it up to code, and they had to widen it very slightly to make it happen.

Chair Gordon opened the public hearing and, seeing no one, closed the public hearing.

Commissioner Campbell stated that it seemed like a well-designed project and he didn't see any objections from neighbors. He stated that the footprint was the same and they were bringing the stairway up to code. He was anxious to hear what his fellow commissioners thought, but he was in favor of approving the project.

Commissioner Evans was in favor of the project, adding that it looked innovative and very nice. He thought it would be a beautiful addition to the neighborhood and commended him for his forward thinking on how it should look on the outside.

Commissioner Baringer loved the design, adding that it was pretty edgy. He thought the view would be awesome and he could understand why the owner would want to increase the size of the decking to take full advantage of that view. He was 100% in support of the project.

Commissioner Clifford echoed his fellow commissioners' comments. He loved the new design on the building which he thought was a sharp look. He would be voting for it.

Chair Gordon stated that, since he was only bringing the modified plans for consideration to meet building code requirements, making the changes necessary to put solar panels on the roof and accommodating a nicer view, he didn't see any reason to object to the application and would be voting in favor of it.

Commissioner Campbell moved that the Planning Commission find the project is exempt from the California Environmental Quality Act; APPROVE Coastal Development Permit CDP-336-13 by adopting the attached resolution, including conditions of approval in Exhibit A; and incorporate all maps and testimony into the record by reference; Commissioner Clifford seconded the motion.

Assoc. Planner Murdock asked if the maker of the motion would entertain incorporating the changes to the finding in Section 2.a of the resolution to correctly state that the site was not between the nearest public road and the shore, then reading the specific section.

Commissioner Campbell agreed to incorporate that by reference; Commissioner Clifford seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Baringer, Evans, Campbell, Clifford,
Cooper and Chair Gordon
Noes: None

Chair Gordon 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.

CONSIDERATION:

2. CDP-379-16

**EMERGENCY COASTAL DEVELOPMENT PERMIT
CDP-379-16**, informational report regarding issuance of Emergency Coastal Development Permit to demolish a vacant apartment building located at 310 Esplanade Avenue (APN 009-413-010).

Assoc. Planner Murdock presented staff report.

Commissioner Cooper asked if they were going to recover the insurance costs for the demolition because the city was doing the contracting for it.

Assoc. Planner Murdock stated that he was not aware of any insurance costs they could recover in this instance, but the city will make every effort it can to recover the costs spent related to this. He added that the property owner was in bankruptcy and the likelihood of the city recovering the cost for the demolition was unknown at this time.

Commissioner Cooper asked if there were any grants they can pursue for this.

Assoc. Planner Murdock stated that he was not aware of any grants that would apply to the demolition of the structure.

Commissioner Clifford assumed that, since they started the abatement, the contract has been let. He knew there was a glitch in the contract, and he asked that staff explain that to them. Assoc. Planner Murdock stated that he didn't recall all the particulars related to the contract, but there was an issue with the contractor not being on the list for public works contracting. He thought that has been rectified, and thought it went to Council, but he would have to check and let them know for sure.

Commissioner Clifford stated that he was at the Council meeting and he was aware that it happened. He wanted to be sure that the rest of the Commission knew.

Commissioner Cooper asked who the firm doing the abatement was.

Assoc. Planner Murdock thought it was SV Demolition, Inc.

Commissioner Clifford asked if they got the contract again, as there were changes in the required work because there was more asbestos found in this building versus 320.

Assoc. Planner Murdock stated that he didn't have the answer to that question.

Commissioner Evans referred to the weather and more storms coming, and asked if there were any issues on the timeline. He stated that it was only until February 25 that the permit was valid. He asked if they were seeing any possible problems with the timeline regarding the weather.

Assoc. Planner Murdock thought there probably was not regarding the duration of the emergency coastal development permit, although he thought there was a potential timeline issue related to the abatement warrant and the city was likely going to have to request an extension of the abatement warrant. He stated that they hoped the judge will issue it but it was not a certainty. He stated that they were continually monitoring the weather. He stated that it does have an effect on the demolition, adding that a bit of rain was helpful to keep down dust, but too much rain could jeopardize the safety of the site. He stated that before the crew commenced each phase of the project, they were having the city's geologist take a look to make sure it was still safe enough to enter the building.

Commissioner Evans stated that, with the past couple of storms, they might want to take a close look at that.

COMMISSION COMMUNICATIONS:

Commissioner Evans stated that, as a liaison to the Library Advisory Committee meeting, he attended the recent meeting. There was a nice presentation regarding a survey that was posted on line. He stated that there were 425 people who looked at the survey. They had a choice of registering to do or not do the survey, and 102 registered to do it. He stated that they got a lot of good information as to directions in which they want to head in the future for the library. He thought it was insightful. He suggested that anyone interested come to the meetings which are once a month.

Commissioner Cooper referred to the failure of the quarry issue, and asked staff if the city has thought about purchasing the property on a ballot measure and potentially developing it as they did with the library area. He thought that, taking a more proactive approach from the city's position and not putting the parcel out in its entirety, they could subdivide it into public and private areas, such as the area near Rockaway as commercial, etc.

Assoc. Planner Murdock stated that he was not aware of discussions to the point of the city purchasing the property. He stated that it was a private parcel, and he wasn't aware if the owner was even interested in selling the property. He understood that the owner was still interested in developing the site in accordance with zoning that does not require a vote of the people.

Commissioner Clifford stated that, following Commissioner Cooper's comments, they were going to be working on the General Plan this year, and it would be a possible forum in which to talk about the quarry and the zoning within it. He thought that might be a good place to start this conversation as they were slated to have some conversation about the General Plan anyway.

STAFF COMMUNICATIONS:

Assoc. Planner Murdock stated that the Council will hold a session on marijuana regulations on January 23, mentioning that the Commissioners are probably aware that the voters enacted Prop. 64 which allows for non-medical use of marijuana in California with a host of regulations that apply to that. He stated that the City Council will receive information from staff and will hopefully provide direction on where they would like staff to go. He stated that, depending on Council direction, they may have some items to come before the Planning Commission for zoning amendments. He stated that they will wait to see what happens on January 23. He then stated that the Planning Commission's annual report to City Council was tentatively scheduled for February 27. He asked them to check their dates and let the Planning Director or him know whether they will be available and they can identify if that was an appropriate date.

Commissioner Campbell referred to the marijuana meeting being a high level meeting and asked if that will be with Council and City Manager, etc.

Assoc. Planner Murdock stated that it was at the regularly scheduled City Council meeting and full staff complement will be there.

Commissioner Cooper stated that he visited the new 7-Eleven on Manor and thought it was a nice development. He noticed that they had placed a number of banners that the public didn't like, and he reminded the manager that they do have limitations and they need to check with the Planning Department before they put those out. He stated that he was nice and, as a good neighbor, promptly took them down. He reminded staff that it was important that they enforce the things they didn't like about the 7-Elevens, and that was one of the elements in question.

ADJOURNMENT:

There being no further business for discussion, Commissioner Clifford moved to adjourn the meeting at 7:30 p.m.; Commissioner Evans seconded the motion.

The motion carried **6-0**.

Ayes: Commissioners Baringer, Evans, Campbell, Clifford,
Cooper and Chair Gordon
Noes: None

Respectfully submitted,
Barbara Medina
Public Meeting Stenographer

APPROVED:

Planning Director Wehrmeister