

MINUTES

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

April 7, 2014

7:00 p.m.

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

ROLL CALL: Present: Commissioners Cooper, Campbell, Vaterlaus and Chair Brown
Absent: Commissioners Gordon, Nibbelin and Evans

SALUTE TO FLAG: Led by Commissioner Campbell

STAFF PRESENT: Planning Director White
Assist. Planner Farbstein

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

The motion carried 4-0.

Ayes: Commissioners Cooper, Campbell, Vaterlaus and Chair Brown

Noes: None

APPROVAL OF MINUTES: MARCH 17, 2014 Commissioner Vaterlaus moved approval of the minutes of March 17, 2014; Commissioner Cooper seconded the motion.

The motion carried 4-0.

Ayes: Commissioners Cooper, Campbell, Vaterlaus and Chair Brown

Noes: None

DESIGNATION OF LIAISON TO CITY COUNCIL MEETING OF APRIL 14, 2014:

Planning Director White explained that one item of interest was on the agenda. The Planning Commission did not act on it but they held a study session on the Palmetto Design Guidelines, and it has finally made its way to the Council for action. He stated that, if there was a commissioner interested in attending on behalf of the Commission, it might be helpful.

Commissioner Vaterlaus stated that she will attend.

CONSENT ITEMS:

None.

PUBLIC HEARINGS:

SP-148-13 **SPECIFIC PLAN, SP-148-13, filed by the applicant, Javier Chavarria, on behalf of the owner, Julie Hsu, to construct a three-story single family dwelling of 2,400 square feet with a detached accessory building on a vacant lot at 323 Farallon Avenue (APN 009-085-280). Recommended CEQA status: Exempt.**

Asst. Planner Farbstein presented the staff report.

Commissioner Cooper referred to the lot coverage and setbacks for the solarium building, and asked what the setbacks were for an out building in this location.

Asst. Planner Farbstein stated that the setbacks to the side and rear property line were 18 inches because it was not a living area. She stated that, in this case, the five feet was much more than the required allowance.

Commissioner Cooper asked if the solarium does not count as far as the coverage area is concerned.

Asst. Planner Farbstein stated that it counts as part of the 40% lot coverage.

Commissioner Cooper asked if that was taken into account.

Asst. Planner Farbstein responded affirmatively.

Commissioner Cooper asked the width of the sidewalks, mentioning that there was a very narrow sidewalk where the parking bay was located.

Asst. Planner Farbstein stated that she thought there was a required minimal amount, which will be handled by Engineering. She agreed that it looked pretty narrow, but she was guessing that it was in a 3-4 foot range. Whatever is approved will be to meet the requirements of Engineering, adding that the area was definitely in the public right-of-way which was why it was in Engineering's jurisdiction.

Commissioner Cooper mentioned that a lot of the projects seen before the Commission have a water containment area associated with them, and rather than put the rain water into the storm drain, they go into the system and percolate down. He stated that he didn't see that, and asked if it was a requirement.

Asst. Planner Farbstein stated that she was not aware that it was a requirement, but she thought the applicant was prepared to respond to that subject, having mentioned it to him earlier in the day. She added that, if there are any questions about the aquaponics beyond what she has mentioned, Mr. Chavarria was prepared to discuss that subject.

Chair Brown asked if condition 3 was new or just one he has read a lot of times and not caught, specifically "a forfeitable cash deposit of \$5,000 shall be submitted prior to the issuance of a building permit."

Asst. Planner Farbstein stated that it wasn't supposed to be in there and she apologized. She explained that it was something they had talked about years ago for other projects. She again apologized, stating she would amend the motion to eliminate it. She stated that they did that a number of years ago when there were issues with a lot of construction happening. She stated that it was something that was allowed for the design guidelines, but in this case, they didn't think it was necessary. She stated that there was not a lot of development going on in that area and reiterated that they didn't think it was necessary. She thanked him for catching that.

Javier Chavarria, applicant, stated he would be using visual aids to help share the concept of their design. Referring to Mr. Cooper's question, he stated that they do have a rain water harvesting system incorporated in the plans, adding that he will be happy to show that to them. He started his presentation with the drainage system which will be providing a 500-gallon capacity storage. He explained that the intent of his video was to give them a visual of what Farallon Avenue looks like now. He explained that the area has a diverse architectural setting, including traditional, modern, California, and very eclectic. He explained their thinking in planning the project, from their initial plan to the present design which minimized the amount of excavation needed and will be reducing the impact on the neighborhood with a much more functional and better design, including the required setbacks and open space for landscaping. He mentioned the aquaponics which will take advantage of organic matter disposed by fish and a closed system with no discharge of any ammonia contaminated water because that was part of the elements for the growing of plants. Referring to the building design, they felt that a modern style would be the most appropriate for the site, mentioning several of the various aspects, such as the garage, deck, entry way, etc. Referring to the aquaponics, he stated that the maximum height was 12 feet, and they were using glass so that it was the least intrusive to the neighborhood. He mentioned other areas, adding that it will be very green and will conform with all the California green codes while being architecturally pleasing and a good enhancement for the area.

Commissioner Cooper referred to the height of the solarium, stating that it looked like it was near the roofline which was nice. He mentioned that it was a nice presentation. He then asked if it was a pervious driveway, as he thought they would want to capture more of the water.

Mr. Chavarria stated that it would be a mix. In the areas where the collection system is, they will have solid paving because of the manufacturer's requirements, but the surrounding area will be pervious paving.

Commissioner Cooper referred to the height of light poles and thought it might be distracting for the neighbors and he might want to address that. He mentioned the light standards up along the side of the house, which might also be distracting for others with the light up high. He referred to having a front door facing the roadway. He noticed on these plans, they have the garage door and then a side door, and he thought it would be nice if he could incorporate it into the side so they don't see it visually from the street, because of trying to get away from the door being right on the street.

Chair Brown opened the Public Hearing.

Ellen Langille, Pacifica, stated she lives on Beachview Avenue, directly above the proposed development. She stated that they were happy to welcome new neighbors. She enjoyed the presentation which was informative. She stated that she missed Asst. Planner Farbstein's report.

She was ignorant of what aquaponics was, adding that the aquarium was going to be closest to their house. She appreciated that it was kept low but she didn't know what it was, what it does, etc., and they would like to know its purpose.

Mr. Chavarria responded that the purpose of aquaponics was that you can cultivate your own vegetable, fish, food, etc. He referred to all the chemicals in fish and vegetables irrigated with contaminated water and this was a system that provides a safety net for human wellbeing, adding that they were becoming more popular because they were easy to maintain and produce high quality nutrients in vegetables and fish. They also have a fail system. If the pumps are not working, they have drainage systems that are diverted into the sewer systems. He added that they were getting to a level of not just a few tanks incorrectly placed but well thought out and designed. He felt it provided not only the benefit of your own food, but a whole section of landscaping because of the appearance seen through the glass.

Commissioner Cooper asked if aquaponics was a brand name.

Mr. Chavarria responded that it was not. It was a system with many manufacturers with different systems that work that way, adding that he had more information if they are interested.

Commissioner Cooper asked if it was prefabricated or was it something he was developing from scratch.

Mr. Chavarria stated that the solarium was one unit pre-manufactured, but the actual aquaponics itself was the tanks, pumps, materials, system to do that.

Commissioner Campbell asked if there was a motor running, adding that he was concerned about the sound.

Mr. Chavarria stated that there are pumps circulating the water, but they were very quiet and submergible. Everything was driven with a small electric motor and the pumps were submerged and there was really no noise generated.

Commissioner Campbell asked if there was a ventilation system.

Mr. Chavarria stated that there were just the pumps. He stated that the circulation of the water creates all the ventilation needed for the water. There was also a controlled temperature maintained inside for the proper growth of the plants.

Commissioner Campbell concluded that it appeared to be like a greenhouse.

Mr. Chavarria responded affirmatively.

Commissioner Vaterlaus appreciated that he took into consideration the excavation, and the plants seem to fit in so much better with the lower retaining walls than the original first plan and she appreciated that also.

Chair Brown closed the Public Hearing.

Commissioner Cooper moved that the Planning Commission find that the project is exempt from CEQA; **APPROVE** Specific Plan, SP-148-13, by **ADOPTING** the attached resolution for the proposed single-family dwelling at 323 Farallon Avenue, including conditions of approval in Exhibit A, striking out condition #3; and incorporate all maps and testimony into the record by reference; Commissioner Campbell seconded the motion.

The motion carried **4-0**.

Ayes: Commissioners Cooper, Campbell, Vaterlaus and Chair
Brown
Noes: None

Chair Brown 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:

None.

COMMISSION COMMUNICATIONS:

Commissioner Vaterlaus mentioned that she attended the opening of the Devil's Slide Trail, and stated that everyone should take the opportunity to go out there as it was beautiful.

Commissioner Campbell congratulated the new Chair.

STAFF COMMUNICATIONS:

None.

ORAL COMMUNICATIONS:

None.

ADJOURNMENT:

There being no further business for discussion, Commissioner Vaterlaus moved to adjourn the meeting at 7:35 p.m.; Commissioner Campbell seconded the motion.

The motion carried **4-0**.

Ayes:	Commissioners Cooper, Campbell, Vaterlaus and Chair Brown
Noes:	None

Respectfully submitted,

Barbara Medina
Public Meeting Stenographer

APPROVED:

Planning Director White