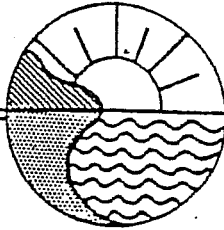


# AGENDA



## Planning Commission – City of Pacifica

DATE: Monday, April 20, 2009  
LOCATION: Council Chambers, 2212 Beach Boulevard  
TIME: 7:00 PM

### ROLL CALL:

### SALUTE TO FLAG:

### ADMINISTRATIVE BUSINESS:

Approval of Order of Agenda

Approval of Minutes: April 6, 2009

Designation of Liaison to City Council Meeting of: April 27, 2009

### CONSENT ITEMS:

1. **USE PERMIT DETERMINATION** regarding a request to operate a visitor-serving retail business (Luna Cakes) at 2027 Palmetto Avenue, Pacifica.

### PUBLIC HEARINGS:

2. **PV-498-08**  
**RZ-189-08**  
**DP-71-08**  
**SP-145-08**  
**VARIANCE, REZONING, DEVELOPMENT PLAN, and SPECIFIC PLAN**, filed by the applicant/owner David "Wally" Wilcox, to construct a two story single family home on a 3.76 acre vacant lot located to the southwest of Gypsy Hill Road, Pacifica (APN 016-421-080). Recommended CEQA status: A Draft Mitigated Negative Declaration has been prepared stating that the project will have no adverse effect on the environment. Proposed Action: Table to a date uncertain (Continued from February 17, 2009)
3. **CDP-313-09**  
**PV-499-09**  
**COASTAL DEVELOPMENT PERMIT AND VARIANCE**, filed by the agent and applicant, Robert DeLouche, on behalf of the owner, Dan and Kathleen Shugar to construct a new three story single family residence with a detached garage on a vacant lot at 249 Kent Road, Pacifica (APN 023-031-230/080). The project is located in the Coastal Zone. Recommended CEQA status: Exempt. Proposed Action: Approval as conditioned
4. **RESOLUTION** recommending adoption of an ordinance amending the Pacifica Municipal Code relating to timing for deciding appeals. The proposed amendment would change the timing for the City Council to act on appeals of Planning Commission decisions from sixty (60) days after the filing of the appeal to ten (10) days after the City Council hearing on the appeal. Proposed Action: Adopt resolution

### OTHER AGENDA ITEMS:

### COMMUNICATIONS:

#### Commission Communications:

#### Staff Communications:

#### Oral Communications:

This portion of the agenda is available to the public to address the Planning Commission on any issue within the subject matter jurisdiction of the Commission that is not on the agenda. The time allowed for any speaker will be three minutes.

### ADJOURNMENT

Anyone aggrieved by the action of the Planning Commission has 10 calendar days to appeal the decision in writing to the City Council. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered to the City at, or prior to, the public hearing. Judicial review of any City administrative decision may be had only if a petition is filed with the court not later than the 90th day following the date upon which the decision becomes final. Judicial review of

environmental determinations may be subject to a shorter time period for litigation, in certain cases 30 days following the date of final decision.

The City of Pacifica will provide special assistance for disabled citizens upon at least 24-hour advance notice to the City Manager's office (738-7301). 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.

***NOTE: Off-street parking is allowed by permit for attendance at official public meetings. Vehicles parked without permits are subject to citation. You should obtain a permit from the rack in the lobby and place it on the dashboard of your vehicle in such a manner as is visible to law enforcement personnel.***

# CITY OF PACIFICA

## AGENDA MEMO

**DATE:** April 20, 2009

**TO:** Planning Commission

**FROM:** Michael Crabtree, Planning Director

**SUBJECT:** **Agenda Item No. 1:** Use Permit Determination regarding a request to operate a visitor-serving retail business at 2027 Palmetto Avenue, Pacifica.

---

**Background:** Pursuant to Section 9-4.1002 of the Pacifica Municipal Code, “A Use Permit may be required for any change of use when the site abuts an R District. The Use Permit Determination process described below may be utilized for any change of use when a site abuts an R District if the use is a permitted use in the use district and when hours are limited to 8:00am to 9:00pm.” The site in question abuts an R District. The proposed use is a permitted use in the district, which allows retail sales. The Code also states, “Such determination shall be based on an analysis of the compatibility of the proposed use with adjacent residential development, including, but not limited to, noise, traffic, circulation, odors, hours of operations, site design and improvements.” Staff has determined that a Use Permit will not be necessary because the proposed use is compatible with the surrounding residential development. There are similar uses in the area which do not create noise, traffic, or odors. In addition, the hours of operation will be similar to uses in the area. There will be no change to the exterior of the building. According to the Code, “In the event the Planning Administrator determines that no use permit is required, the decision shall be placed on the next Commission agenda as an administrative calendar item, and any two (2) Commissioners may request that a use permit be obtained.”

The current use of 2027 Palmetto Avenue is an antique shop under the name of Coastside Consignments. The building frontage faces west and has two entrances. Coastside Consignments is open from 11:30am to 5:00pm, Wednesday through Sunday. According to Section 9-4.2818 of the Code, one parking space for each 300 square feet of gross leasable space is required for retail stores and service establishments. A parking lot is located in the rear portion of the business; however, only street parking is available for customers. In 1999, the Commission determined that a Use Permit was not necessary for Coastside Consignments because the use did not change from the previous business. It was also determined that the existing on-street parking was sufficient for the proposed use.

**Discussion:** The applicant proposes to sublease through Coastside Consignment and operate Luna Cakes, which is a retail-restaurant. Pursuant to the Code, a retail restaurant is defined as,

“an eating establishment that serves food primarily for consumption off-site, has less than or equal to one seat per one hundred fifty (150’) square feet of gross leasable floor area, and is located in a commercial space having less than or equal to 2,000 square feet gross leasable floor area. Such establishments include, but are not limited to, bakeries, delicatessens, and take-out restaurants.” The proposed lease area will be approximately 600 square feet and will be divided between the two existing doors on Palmetto Avenue. The applicant plans on constructing a room divider between the two businesses. Coastside Consignment will continue to operate on the remaining 700 square feet of the southern commercial space, while Luna Cakes will operate in the northern space. Luna Cakes will be offering the sales of cookies and coffee. The applicant proposes to have approximately 4 seats in the customer area of the business. Business hours are estimated to be 9:00am to 5:00pm, Wednesday through Sunday. The number of employees will not exceed three at any given time. Based on the parking requirements, the proposed business, Luna Cakes, will require the same amount of parking as Coastside Consignment. Additionally, a retail-restaurant is a permitted use in the C-1 District

Staff believes that the proposed retail-restaurant is visitor-serving and will not require additional parking because the business is primarily being used for the retail sales. Furthermore, the code requirements for both businesses require the same amount of parking. Allowing Luna Cakes to operate will contribute to the attractiveness of Palmetto Avenue.

**Use Permit Determination:** Pursuant to Section 9-4.1002 of the Pacifica Municipal Code, and based upon the above analysis, staff has determined that no use permit is necessary. If two (two) or more members of the Commission feel that this proposal should require a Use Permit, this item may be pulled from the consent calendar and returned to the Commission at a later date.

Attachments:

a. Letter from Applicant

# CITY OF PACIFICA

## AGENDA MEMO

**DATE:** April 20, 2009

**TO:** Planning Commission

**FROM:** Lee Diaz, Associate Planner

**SUBJECT:** Item No. 2: Variance, PV-498-08, Rezoning, RZ-189-08, Development Plan, DP-71-08, and Specific Plan, SP-145-05 to develop a 3.76 acre vacant lot with a two-story single-family home southwest of Gypsy Hill Road, Pacifica (APN 016-421-080).

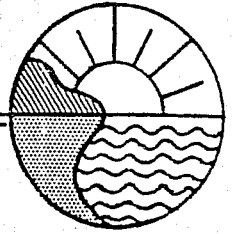
---

The Planning Commission, at their February 17, 2009 meeting, continued the public hearing for a Variance, Rezoning, Development Plan and Specific Plan, and Mitigated Negative Declaration for a proposed single-family residence on Gypsy Hill Road. At this time, the applicant does not wish to move forward with the project and is uncertain about a future date. As such, the project cannot be continued to a specific date. Once the project is ready for review by the Planning Commission, staff will send out a public hearing notice to all the property owners within a 300 foot radius.

### COMMISSION ACTION

Move that the Planning Commission **TABLE** PV-498-08, RZ-189-08, DP-71-08, SP-145-08, and consideration of a Mitigated Negative Declaration for the proposed construction of a single-family residence at the southwest of Gypsy Hill Road.

# STAFF REPORT



PLANNING COMMISSION - CITY OF PACIFICA

**DATE:** April 20, 2009

**ITEM:** 3

## PROJECT SUMMARY/RECOMMENDATION AND FINDINGS

Notice of Public Hearing was published in The Pacifica Tribune on April 8, 2009. 54 surrounding property owners and 21 residents were notified by mail.

**FILE:** CDP-313-09  
PV-499-09

**APPLICANT/  
AGENT:** Robert J. DeLouche  
189 Kent Road  
Pacifica, CA 94044

**OWNERS:** Daniel and Katheleen Shugar  
150 Tehama Court  
San Bruno, CA 94066

**LOCATION:** 249 Kent Road

**APN:** 009-610-050

**PROJECT DESCRIPTION:** Construction of a new three story single family residence and a detached garage with swing-type parking.

**General Plan:** Special Area

**Zoning:** R-1 (Single Family Residential)

**RECOMMENDED  
CEQA STATUS:** Exempt Section 15303 (a)

**ADDITIONAL  
REQUIRED  
APPROVALS:** None

**RECOMMENDED  
ACTION:** Approval as conditioned

**PREPARED BY:** Lily Lim, Planning Intern

**ZONING STANDARDS CONFORMANCE:**

<u>Standards</u>	<u>Min./Max.</u>	<u>Existing</u>	<u>Proposed</u>
Lot Size:	5,000 s.f. (min.)	6,165 s.f	No Change
Width	N/A	50.50 s.f.	No Change
Depth	N/A	125.42 s.f.	No Change
Height:			
Building	35' (max.)	N/A	35'
Front Columns	3' (max.)	N/A	3'
Gates	6' (max.)	N/A	≤ 6
Barbeque	6' (max.)	N/A	≤ 6
Fireplace	6' (max.)	N/A	≤ 6
Building Coverage	40% of lot area (max.)	N/A	39.45%
Landscape	20% of lot area (min.)	N/A	21.28%
Setbacks:			
Front	15' (min.)	N/A	52'
Rear	20' (min.)	N/A	20'
Side	5'/5' (min.)	N/A	5'/5'
Detached Garage:			
Size	N/A	N/A	630 s.f.
Setbacks:	10' (min.)	N/A	10'
Front	10'	N/A	10'
Side	5'	N/A	1'6"
Building	25' (min.)	N/A	25'
Back Up Area:			
Parking Spaces	2 total (min.)	N/A	3
Driveway Width	10' (min.)	N/A	12'
** Variance Requested			

**PROJECT SUMMARY**

**A. STAFF NOTES:**

**1. Background:** On March 16, 2009, the Planning Commission held a study session for the proposed project. The study session was held to specifically address the proposed detached garage and the need for a Variance for the reduction of the side yard setback. Overall, the Commission was generally in support of the proposed project.

**2. Existing Site Conditions:** The subject site is a vacant 6,165 square foot lot located in the Pedro Point neighborhood. While the project site is primarily flat, there is a gradual change in grade between the south and north portions of the parcel. This site is located in the Appeals Area

of the Coastal Zone. The site is surrounded by single family residences to the east, west and south and “Beau Rivage” and the Pacifica Ocean to the north of the property.

**3. Project Description:** The applicant is proposing a three story single family residence and a detached garage with swing type parking. The proposed home includes a two car detached garaged with an area for motorbike storage and a one car attached garage. The proposed home has a floor area of approximately 4,161 square feet and the cumulative garage area is approximately 909 square feet.

The three-story home contains the one car garage, laundry room, mechanical room, “Zen center”, game room, music studio, recording room, elevator, storage area and two bathrooms on the basement level. The first floor includes a guest room, foyer, kitchen, dinning room, living room and two bathrooms. Additionally, the second floor includes the master bedroom, a deck with a spa, two “offices”, a wet bar and three bathrooms. There is also an attic located above the second floor. The rear yard contains a spa, barbeque and fireplace overlooking the Pacific Ocean. There are various landscaped areas included in the proposed project.

**4. General Plan, Zoning, and Surrounding Land Use:** The property is designated as Special Use under the General Plan and has R-1 (Single Family Residential District) and CZ (Costal Zone) zoning classifications. Properties to the west and east are also zoned R-1/CZ, and have a General Plan designations of Special Area. The properties to the south are zoned R-1, and have a General Plan designation of Low Density Residential. To the north is an unimproved right-of-way which has not been accepted by the City, “Beau Rivage” which is zoned C-R, with a General plan designation of Special Area.

**5. Municipal Code and Regulatory Standards:** The project requires a Coastal Development Permit as described in Section 9-4.4303 of the Pacifica Municipal Code because the new single family residence will be more than two stories. A Variance is also required as set forth in Code Section 9-4.3401 because the proposed detached garage does not meet setback standards.

**6. Coastal Development Permit:** Section 9-4.4304(k) of the Municipal Code allows the Planning Commission to issue a Coastal Development Permit based on the findings specified below:

1. The proposed development is in conformity with the City’s certified Local Coastal Program.
2. Where the Coastal Development Permit is issued for a development between the nearest public road and the shoreline, the development is in conformity with the public recreation policies of Chapter 3 of the California Coastal Act.

The City’s Local Coastal Program Land Use Plan specifically states that all new development should be attractive and compatible yet subordinate to the surroundings and topography. Design and scale should complement and enhance the positive aspects of the neighborhood; this will be discussed further in the Design section below. The proposed project is located between two single family residences amongst other single family homes in the neighborhood. The street is



currently lined with two story and three story single family residences. Additionally, the proposed home will not impact the view of the Pedro Point neighborhood from Highway 1 because it will blend in with the existing residences.

The project site is located between the shoreline and the nearest public road; therefore it must conform with the public recreation policies of the California Coastal Act. Public access is provided in various places along the Pacifica coast, including three access points in the Pedro Point/Shelter Cove neighborhood. Staff believes that the project is consistent with the overall intent of the City's Local Coastal Program Land Use Plan as well as the public recreation policies of the California Coastal Act.

**7. Variance:** The Planning Commission shall grant a Variance only when all of the following findings are made:

1. That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification;
2. That the granting of such Variance will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the subject property and will not, under circumstances of the particular case, be materially detrimental to the public welfare or injurious to the property or improvements in the area;
3. Where applicable, that the application is consistent with the Design Guidelines.

A Variance is required to allow the side setback for the detached garage to be reduced from the required 5 feet to 1 foot 6 inches. The proposed garage will be located on the south western portion of the property. A detached garage in the Pedro Point neighborhood is a common feature associated with single family residences because of the natural topography in that area. The subject site has a slight change in grade from the south side gradually increasing to a plateau on the north side. Currently, there are trees lined along the west property line. Allowing the garage to be located closer to the property line will better screen the structure from the adjacent neighbors. Because of the topography, the north portion of the garage will be nestled into the grade and help decrease the potential to appear massive. The existing trees will help screen parts of the west side and a proposed retaining wall and landscaping will screen parts of the south side.

During the Study Session, the Commission was generally in support of the detached garage. Specifically, the Commission felt that the design and location of the garage helped screen the house and fits well with the surroundings. Additionally, the Commission felt the architectural features of the garage decreased the potential appearance of being boxy. Neighbors who were in support of the project also attended the Study Session, and provided letters that are attached to this report.

**8. Design:** The Design Guidelines suggest breaking up the mass of buildings and avoiding flat surfaces in order to create a less massing effect of structures. Additionally, the height and design

should complement, but not imitate, the positive aspects of the neighborhood. Landscaping and building materials should be chosen to be compatible with the surroundings and enhance the existing neighborhood. Furthermore, development should not impair coastal views from public roads, trails and view points.

The craftsman style of the proposed project complements the existing neighborhood. While Pedro Point has varied architectural designs, the style of the proposed home enhances the overall appearance of the neighborhood. Various architectural features and building materials help break up the mass of the structure, which complements the neighborhood yet remains unique. Different types of landscaping are proposed throughout the property, including trees, low shrubs, vine plantings and bamboo. However, landscaping that is considered to be screen planting must be avoided, specifically the columnar trees along the east property line. Three or more shrubby or columnar plantings installed in a linear formation is considered to be screen planting. Screen planting will be prohibited as part of the conditions of approval. Because of the natural grade of the street, the height of the proposed structure will not impact the existing coastal sight line. Staff believes that the proposed project is consistent with the Design Guidelines.

**9. California Environmental Quality Act:** Staff recommends that the Planning Commission find this project is exempt from CEQA pursuant to the following sections of the California Environmental Quality Act:

15303. New Construction or Conversion of Small Structures: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel.

Examples include but are not limited to:

(a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

The proposed project is a new single family residence in a residential zone and is therefore exempt from CEQA.

**10. Conclusion:** Staff believes that the proposed home is aesthetically pleasing and enhances the overall appearance of the existing neighborhood. The design and use of materials help to break up building mass, while the landscaping adds character to the property. Although the proposed height is 35 feet, the coastal sight line on Kent Road remains similar due to the natural grade of the street. Additionally, the detached garage has similar architectural features that complement the main structure and provides additional off street parking. Staff believes that findings can be made to grant a Coastal Development Permit and a Variance; therefore staff recommends approval of this project.

## **RECOMMENDATION AND FINDINGS**

### **B. RECOMMENDATION:**

Staff recommends that the Planning Commission approve Coastal Development Permit, CDP-313-09 and Variance, PV-499-09, subject to the following conditions:

#### **Planning Department:**

1. Development shall be substantially in accord with the plans entitled “New Single Family Residence for Dan and Kathleen Shugar, 249 Kent Road, Pacifica, California, 94044,” consisting of seven (7) sheets dated December 13, 2008 except as modified by the following conditions.
2. The applicant shall submit a final landscape plan for approval by the Planning Director prior to the issuance of a building permit. The landscape plan shall show each type, size, and location of plant materials. Landscaping materials included on the plan shall be coastal compatible, drought tolerant and shall be predominantly native. Of this native plant requirement, the species shall be historically or currently present at site or similar sites with the same conditions. All landscaping shall be completed consistent with the final landscape plans prior to occupancy. In addition, the landscaping shall be maintained and shall be designed to incorporate efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides, and pesticides. Landscaping on the site shall be adequately maintained and replaced when necessary as determined by the Planning Director.
3. Screen planting of any landscaping shall be prohibited.
4. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within the proposed enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Coastside Scavenger. Trash enclosure and dumpster areas shall be covered and protected from roof and surface drainage. If water cannot be diverted from these areas, self-contained drainage systems that drain to sand filters shall be installed. The property owner/homeowner’s association shall inspect and clean the filters as needed. Applicant shall provide construction details for the enclosure for review and approval by the Planning Director, prior to building permit issuance.

5. The applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction prior to approval of a building permit.
6. The applicant shall hereby agree to indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and /or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the applicant's project. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorneys fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, City, and /or parties initiating or bringing such Proceeding. If the applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.

**Building Department:**

7. Structures within 2 feet of the property must not have eave projections and must have a 1 hour fire wall.

**Engineering Department:**

8. Applicant shall provide concrete curb and gutter across property frontage.
9. New driveway approach shall be per City standard 100 and 102.
10. Construction shall be in conformance with the San Mateo Countywide Stormwater Prevention Program. Best Management Practices shall be implemented.
11. A sidewalk agreement must be signed for unimproved streets.
12. An Encroachment Permit must be obtained for all work within the City right-of-way. All proposed improvements within the City right-of-way shall be constructed per City Standards.

**C. FINDINGS:**

**1. Findings for Approval of a Coastal Development Permit:** The Planning Commission finds that the proposal to construct a three story single family residence and a detached garage with

swing type parking would not be detrimental to the health, safety, and welfare of the persons residing or working in the neighborhood or the general welfare of the City. The Commission finds that the proposal is consistent with the applicable provisions of the General Plan and other applicable laws of the City. Specifically, the Commission finds that the project meets all Zoning Code requirements and complies with the applicable provisions of the Design Guidelines.

**2. Findings for Approval of a Variance:** The Planning Commission finds that the proposal to construct a detached garage with a setback of 1 foot 6 inches would not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the subject property and will not, under circumstances of the particular case, be materially detrimental to the public welfare or injurious to the property or improvements in the area and that the strict application of the provisions of this chapter could deprive such property of privileges enjoyed by other property of privileges enjoyed by other property in the vicinity and under an identical zoning classification. Specifically, the Commission finds that the topography and location of the lot warrant placement of the proposed garage closer to the side setback, where potential visual impacts will be minimized. In addition, the Commission finds that the proposal of the detached garage is consistent with the City's Design Guidelines.

## **COMMISSION ACTION**

### **D. MOTION FOR APPROVAL:**

Move that the Planning Commission find the project exempt from CEQA, and **APPROVE** Coastal Development Permit, CDP-313-09 and Variance, PV-499-09, subject to conditions 1 through 12 and adopt findings contained in the April 20, 2009 staff report, and incorporate all maps and testimony into the record by reference.

#### Attachments:

- a. Land Use and Zoning Exhibit
- b. Site Plans (Commission Only)
- c. Letter and Photos from Applicant
- d. Letters from Neighbors
- e. Letters from Landscape Architect

# CITY OF PACIFICA

## MEMORANDUM

**DATE:** April 20, 2009

**TO:** Planning Commission

**FROM:** Michael Crabtree, Planning Director



**SUBJECT:** **Agenda Item No. 4:** Adoption of Resolution Recommending that the City Council adopt an Ordinance Amending Certain Municipal Code Provisions Relating to Timing for Deciding Appeals

---

On February 17, 2009 the Planning Commission adopted a resolution of intention to amend the Municipal Code to change the timing for the City Council to take action on appeals of Planning Commission actions regarding land use matters and tentative map approvals. The minutes of the February 17, 2009 Planning Commission meeting are attached hereto.

At present, Municipal Code Section 9-4.3603 requires that the City Council render a decision on a land use matter within 60 days after the filing of an appeal. However, for complicated matters, an appeal can often be continued several times before the Council renders a decision. State law does not restrict the Council to 60 days, so staff recommends that the 60 day constraint be removed. In addition, the Subdivision Map Act requires a decision on an appeal of a tentative map within ten days of the close of the public hearing. Ancillary permits are often required in addition to a tentative map, so staff recommends that the timing for decisions on appeals of land use matters be amended to match the time required for decisions on tentative map appeals.

Finally, Municipal Code Section 10-1.410 specifies that an appeal on a tentative map be decided within seven days of the close of the public hearing. Staff is recommending that this be extended to ten days, so that the Subdivision Map Act, Section 9-4.3603, and this Section will all operate on the same schedule.

At the February 17<sup>th</sup> hearing, at least one Commissioner expressed concern over the proposed ordinance language as drafted. The City Attorney will be present at tonight's meeting to answer any questions the Commission may have regarding the proposed ordinance change.

### COMMISSION ACTION REQUESTED

Move that the Planning Commission **ADOPT** the attached resolution entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA RECOMMENDING ADOPTION OF AN ORDINANCE AMENDING THE PACIFICA MUNICIPAL CODE RELATING TO TIMING FOR DECIDING APPEALS”

Attachments:

1. Proposed Resolution w/ attached Ordinance
2. PC Minutes of 2/17/09