



Scenic Pacifica

Incorporated Nov. 22, 1957

ZONING ADMINISTRATOR Minutes

DATE: February 12, 2020
LOCATION: Planning Department Conference Room, 1800 Francisco Boulevard
TIME: 5:30 PM

Zoning Administrator (ZA) Tina Wehrmeister called the meeting to order at 5:32 PM. Contract Planner Christy Usher and Senior Planner Christian Murdock were present as City staff. The applicants, Eduardo Barba Sr. and Eduardo Barba Jr., as well as Jose Barba, were present.

ADMINISTRATIVE BUSINESS:

1. **Approval of Minutes** ZA Wehrmeister approved the minutes from June 12, 2019, without revision.
2. **Oral Communications** No speakers.

PUBLIC HEARINGS:

3. **UP-120-19
CDP-417-19** **FILE NO. 2019-035 FOR USE PERMIT UP-120-19 and COASTAL DEVELOPMENT PERMIT CDP-417-19**, filed by owners Eduardo Barba, Sr. and Eduardo Barba, Jr., to convert second-floor commercial space into two residential dwelling units located above existing ground-floor commercial space located at 2500 and 2530 Francisco Boulevard (APN 016-400-010 and 016-400-020) in Pacifica. The project area was previously converted into a single residential dwelling unit without authorization from the City of Pacifica and this project would legalize the conversion of the second-story into residential use. The project site is located within the C-1 (Neighborhood Commercial) zoning district. Recommended California Environmental Quality Act (CEQA) status: Class 3 Categorical Exemption, CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures)

Proposed Action: Approve as conditioned.

- Contract Planner Usher presented the staff report, followed by a clarification by Senior Planner Murdock as to a revised parking exhibit submitted by the applicant's agent, Richard Lee, prior to the meeting.
- ZA Wehrmeister inquired with staff as to any restrictions limiting the proposed floor plan to a 3 bedroom unit and a studio unit. Senior Planner Murdock responded that the unit configuration was guided by minimum dwelling unit sizes established in the Pacifica Municipal Code.
- ZA Wehrmeister opened the public hearing. She asked if the applicant was agreeable to the conditions of approval, including construction of five covered carport parking spaces. The applicant answered affirmatively. There were no other speakers.
- ZA Wehrmeister closed the public hearing.
- ZA Wehrmeister found the project exempt from the California Environmental Quality Act and approved the project by adopting the attached resolution, inclusive of typographical revisions, clarification regarding the intent of the covered parking condition of approval, and qualifications on certain North County Fire Authority conditions of approval.

ADJOURNMENT

Zoning Administrator Wehrmeister adjourned the meeting at 5:45 PM.