



Scenic Pacifica

Incorporated Nov. 22, 1957

ZONING ADMINISTRATOR Minutes

DATE: July 8, 2020

LOCATION: Zoom Meeting (Online): <https://zoom.us/j/91091651255>, or Dial (669) 900-6833 and enter Webinar ID: 910 9165 1255

TIME: 5:30 PM

Zoning Administrator (ZA) Tina Wehrmeister called the meeting to order at 5:32 PM. ZA Wehrmeister read a statement addressing modified meeting procedures in response to the COVID-19 public health emergency, indicating that the meeting would not be open to the public but that the ZA, City staff, and the public would participate in the meeting as a teleconference meeting.

Senior Planner Christian Murdock and Assistant Planner Helen Gannon were present as City staff. The applicants, Michael and Cathy Gintner, and the applicant's agent, Brian Brinkman, were present in relation to Agenda Item No. 3.

ADMINISTRATIVE BUSINESS:

- 1. Approval of Minutes** ZA Wehrmeister approved the minutes from February 12, 2020, as prepared.
- 2. Oral Communications** No speakers.

PUBLIC HEARINGS:

- 3. PSD-850-20
UP-123-20
CDP-422-20** **FILE NO. 2020-008 FOR SITE DEVELOPMENT PERMIT PSD-850-20, USE PERMIT UP-123-20 and COASTAL DEVELOPMENT PERMIT CDP-422-20**, filed by agent Brian Brinkman, to construct a second- and third-story addition to a single-family residence on a 2,250-square foot nonconforming lot at 155 Salada Ave (APN 016-042-120) in Pacifica.
Recommended California Environmental Quality Act (CEQA) status: Class 1 Categorical Exemption, CEQA Guidelines Section 15301 (Existing Facilities).
Proposed Action: Approve as conditioned.

- Assistant Planner Gannon presented the staff report.
- ZA Wehrmeister asked staff a question about Condition of Approval No. 17, and Assistant Planner Gannon and Senior Planner Murdock explained the applicable standards for openings at and less than three feet from a side property line.
- ZA Wehrmeister opened the public hearing.
- Property owner Michael Gintner described his project, followed by agent Brian Brinkman who explained his work with staff to reduce the building height.
- Susan Michael, 108 Salada Avenue, spoke in favor of the proposed project as shown in the project plans attached to the agenda packet.
- ZA Wehrmeister closed the public hearing.
- ZA Wehrmeister asked whether the property owner and agent had reviewed, understood, and agreed with the conditions of approval proposed by staff. Mr. Brinkman answered affirmatively.
- ZA Wehrmeister found the project exempt from the California Environmental Quality Act and approved the project by adopting the attached resolution.

ADJOURNMENT

Zoning Administrator Wehrmeister adjourned the meeting at 5:47 PM.