



Scenic Pacifica
Incorporated Nov. 22, 1957

ZONING ADMINISTRATOR Minutes

DATE: July 22, 2015
LOCATION: Parks, Beaches and Recreation Conference Room, 1810 Francisco Boulevard
TIME: 6:00 PM

Zoning Administrator Tina Wehrmeister called the meeting to order at 6:04 PM.

PUBLIC HEARINGS:

1. **UP-44-15** **USE PERMIT UP-44-15**, filed by Chris Hall of Eaton-Hall Architects, to establish an outdoor seating area in conjunction with a Starbucks café at 549 Oceana Boulevard, Pacifica (APN 009-164-210). Recommended California Environmental Quality Act (CEQA) status: Categorical Exemption.

Proposed Action: Adopt resolution approving the project as conditioned.

- Associate Planner Christian Murdock presented the staff report.
- Zoning Administrator Wehrmeister opened the public hearing. Three speakers commented:
 - Chris Hall, applicant, indicated he had no objections to the conditions of approval.
 - John Benetti, property owner, indicated he had no objections to the conditions of approval.
 - Amber Reed, Starbucks representative, requested the allowable hours of operation in Condition No. 8 be allowed to begin at 5 AM. Starbucks does not move furniture into the store daily, reducing potential noise impacts. Policing customers attempting to use the outdoor seating area between 5 AM and 6 AM is infeasible for Starbucks. Also commented that Starbucks has umbrellas that do not contain signage.
- Zoning Administrator Wehrmeister closed the public hearing.
- Staff did not object to the change to Condition No. 8, citing the Planning Director's ability to modify the hours in the event of neighborhood impacts.
- Zoning Administrator Wehrmeister approved the project with conditions, including an amendment to Condition No. 8 to allow hours of operation from 5 AM to 10 PM, after making the necessary findings and determined the project was exempt from CEQA.

ADJOURNMENT

Zoning Administrator Wehrmeister adjourned the meeting at 6:13 PM.