



Scenic Pacifica
Incorporated Nov. 22, 1957

ZONING ADMINISTRATOR Minutes

DATE: April 24, 2017

LOCATION: Parks, Beaches and Recreation Conference Room, 1810 Francisco Boulevard

TIME: 4:00 PM

Zoning Administrator (ZA) Tina Wehrmeister called the meeting to order at 4:00 PM. She stated that Asst. Planner Bonny O'Connor and Assoc. Planner Christian Murdock were present.

ADMINISTRATIVE BUSINESS:

- Approval of Minutes** ZA Wehrmeister approved the minutes from July 13, 2016, without revision.
- Oral Communications** No speakers.

PUBLIC HEARINGS:

- A-3-17** **ADMINISTRATIVE PERMIT A-3-17**, filed by Todd Dewell, Director of Construction of KIMCO Realty, to amend a Specific Plan for renovation of the façade of the existing Rite Aid Pharmacy and retail store in the Fairmont Shopping Center, located at 709 Hickey Boulevard (APN 009-440-070, 009-440-080, and 009-440-120). The project would also include improvements to the sidewalk and parking lot, new landscaping and new bicycle racks. No changes to occupancy, use, building area, number of parking spaces or interior space would occur under the project. Recommended California Environmental Quality Act (CEQA) status: Categorical Exemption.

Proposed Action: Approve as conditioned.

- Assistant Planner Bonny O'Connor presented the staff report.
- ZA Wehrmeister had a question related to the storm water requirements. She appreciated that none was required but the applicant was providing some storm water treatment. She stated that this was the second renovation in the center and she asked if the regional permit had some cumulative requirement.
- Assistant Planner O'Connor stated that she wasn't able to find any cumulative or segmenting provisions or definition of a project under the technical guidance or other project material for the municipal regional storm water permit. She stated that the Safeway and Rite Aid renovations were independent of each other and will be receiving separate approvals and implementing one renovation did not trigger the other renovation to occur. She stated that the applicant's projects were different and it was recommended that there was not a cumulative segmenting effect to the project.
- ZA Wehrmeister asked if they were separate parcels within the center.
- Assistant Planner O'Connor stated that they are not.
- ZA Wehrmeister opened the public hearing. Two speakers of the public were representing the applicant:
 - Todd Dewell, applicant, stated that he was representing Kimco Realty as property owner of the Fairmont Shopping Center. He explained that, when Lucky was closing, they negotiated a lease with Safeway to backfill that space. As part of that lease negotiation, the tenant wanted to do a small expansion to the space as well as façade renovation and they were supportive of that. He stated that Rite Aid, as an adjacent tenant and junior

anchor to the shopping center also had approval rights. As part of negotiations for the lease, the landlord agreed to do a façade renovation of Rite Aid to compliment the Safeway portion of the work. He stated that the architect, Marla Ishimora, was present to answer any questions as it relates to the architectural and landscape portion of the work. They were looking forward to going forward with the project..

- ZA Wehrmeister asked if Ms. Ishimora had anything to add.
- Architect Ishimora stated that, with the improvements made recently by Safeway, it behooves them to improve Rite Aid as it looks worse by comparison and they think the new design will not only compliment Safeway better but also make a nicer corner in the shopping center.
- ZA Wehrmeister asked if they have reviewed the conditions of approval.
- Mr. Dewell stated that he has.
- ZA Wehrmeister closed the public hearing.
- ZA Wehrmeister stated that she thinks it was a great project. She thinks Safeway's improvements have been tremendous and this will go along with it. She stated that the only change to the conditions that she would like to make is to include a condition that restates the construction hours that are in the municipal Code, 7:00 to 7:00 weekdays and 9:00 to 5:00 on weekends because of residents in close proximity.
- Mr. Dewell acknowledged that it was 7:00 to 7:00 on weekdays and 9:00 to 5:00 on weekends and he saw no issue with that.
- ZA Wehrmeister approved the project and finds it exempt for the California Environmental Quality Act.

ADJOURNMENT

Zoning Administrator Wehrmeister adjourned the meeting at 4:09 PM.