



Scenic Pacifica
Incorporated Nov. 22, 1957

ZONING ADMINISTRATOR Minutes

DATE: August 22, 2022
LOCATION: Zoom Meeting (Online): <https://us06web.zoom.us/j/84254809216> or Dial (669) 444-9171 and enter Webinar ID: 842 5480 9216
TIME: 10:00 AM

Zoning Administrator (ZA) Christian Murdock called the meeting to order at 10:00 AM.

Associate Planner Helen Gannon and Senior Planner Bonny O'Connor were present as City Staff. The applicant Ms. Darlene Estrada was present in relation to Agenda Item No. 3

ADMINISTRATIVE BUSINESS:

- Approval of Minutes** ZA Murdock approved the minutes from August 12, 2020, as prepared.
- Oral Communications** No public comments.

PUBLIC HEARINGS:

- UP-132-22
PE-193-22** **FILE NO. 2022-022 FOR USE PERMIT UP-132-22, PARKING EXCEPTION PE-193-22** filed by applicant Darlene Estrada on June 13, 2022 to establish a yoga studio in an existing 750 square foot (sf) tenant space at the Adobe Plaza Shopping Center located at 980 Linda Mar Blvd (APN 023-221-210) in Pacifica. The project site is located within the C-1 (Neighborhood Commercial) zoning district. Recommended California Environmental Quality Act (CEQA) status: Class 1 and Class 3 Categorical Exemption, CEQA Guidelines Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).
Proposed Action: Approve as conditioned.
 - Associate Planner Gannon presented the staff report. Ms. Gannon's presentation included corrections to numbers presented on PDF page 11 of the agenda packet regarding percentage of off-street parking spaces occupied ("20 percent" was corrected to "25 percent"); and number and percentage of available off-street parking spaces available during the peak parking demand captured in the applicant's parking count ("45 available parking spaces (approximately 80 percent)" was corrected to "34 available parking spaces (approximately 75 percent)").
 - ZA Murdock asked staff to confirm that no public comments were received after publication of the agenda.
 - Associate Planner Gannon confirmed no public comments were received.
 - ZA Murdock opened the public hearing and asked the applicant if she would like to present any information.
 - The applicant, Ms. Darlene Estrada had no information to present.
 - ZA Murdock confirmed that there were no members of the public who wished to speak and closed the public hearing.
 - ZA Murdock confirmed that the applicant prepared the parking survey and asked the applicant to detail her methodology for the parking survey.

- The applicant explained that she counted the number of available parking spaces, once an hour during her proposed operational hours for two days, including a Thursday and Sunday.
- ZA Murdock acknowledged that these types of studies are typically performed pursuant to specific methodologies, but he appreciated the information and is weighing the information as part of his determination. ZA Murdock also noted that the proposed use would not intensify the parking requirements from the previous acupuncture use, that there are no known parking issues from the prior use or from yoga uses in general in Pacifica, and that he found there was no space to readily expand the parking on-site, which is additional evidence in support of the Parking Exception. ZA Murdock agreed with staff's analysis and findings regarding the use permit, particularly Condition of Approval No. 6, which requires that the use shall be conducted entirely within the enclosed space of the tenant space, unless the applicant obtains City approval as an important condition to follow because of the residential use in the area. ZA Murdock stated he was inclined to approve the use permit with the following modifications to the resolution: 1) revising the first recital in the resolution to clarify that the application was not submitted on behalf of the property owner, but on behalf of the applicant; and 2) carry key project elements referenced in Condition of Approval No. 1 directly into the condition related to hours of operation, class size, and number of employees in place of the reference to the staff report. ZA Murdock did want to add some flexibility to add one more employee and requested that it be added into the condition of approval.
- ZA Murdock asked the applicant if she reviewed the conditions of approval and if she had any questions or concerns.
- The applicant confirmed she reviewed the conditions and did not have any questions or concerns.
- ZA Murdock wanted to bring to the applicant's attention Condition of Approval No. 1 in which the city would be limiting the scope and extent of the business to match what the applicant proposed. ZA Murdock asked the applicant to clarify the number of attendees.
- The applicant stated there would be one to five students per class depending on the class and depending on the number of people that showed up.
- ZA Murdock stated he was inclined to grant up to seven students and two employees per class to provide some flexibility. ZA Murdock clarified that any class of a greater size or more employees would require further City approval.
- The applicant confirmed that was acceptable.
- ZA Murdock clarified for the applicant that upon his approval today that the use permit will not take effect until after a 10-day appeal period and that the use may not commence until the 10-day appeal period has lapsed and no appeal has been filed.
- ZA Murdock found the project exempt from the California Environmental Quality Act and Use Permit UP-132-22 and Parking Exception PE-193-22 by adopting the attached resolution, including conditions of approval in Exhibit A excepted as modified during the hearing; and, incorporate all maps and testimony into the record by reference.

ADJOURNMENT

ZA Murdock adjourned the meeting at 10:12 AM.