

# **BLUE FOLDER ITEM**

*Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.*

## **PLANNING COMMISSION MEETING September 16, 2021**

**J.2.** A PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION, AMENDMENT TO A CONDITIONAL USE PERMIT, OVERLAP PARKING REVIEW, AND A COASTAL DEVELOPMENT PERMIT EXEMPTION TO ALLOW THE OPERATION OF A PERSONAL IMPROVEMENT SERVICE OPERATING AS A YOGA STUDIO WITHIN AN EXISTING COMMERCIAL BUILDING ON PROPERTY LOCATED IN A COMMERCIAL (C-2) ZONE, IN THE COASTAL ZONE

APPLICANT: 423 YOGA  
PROPERTY OWNER: KIRBYLANE, LLC  
PROPERTY ADDRESS: 423 S. PACIFIC COAST HIGHWAY  
APPLICATION NO.: PAA-2021-01; OP-2021-01

**CONTACT:** LINA PORTOLESE, PLANNING ANALYST

- PowerPoint Presentation

Consideration of an  
Exemption Declaration,  
Amendment to a Conditional Use Permit,  
Overlap Parking Review,  
and Coastal Development Permit Exemption  
for the operation of a Personal Improvement Service

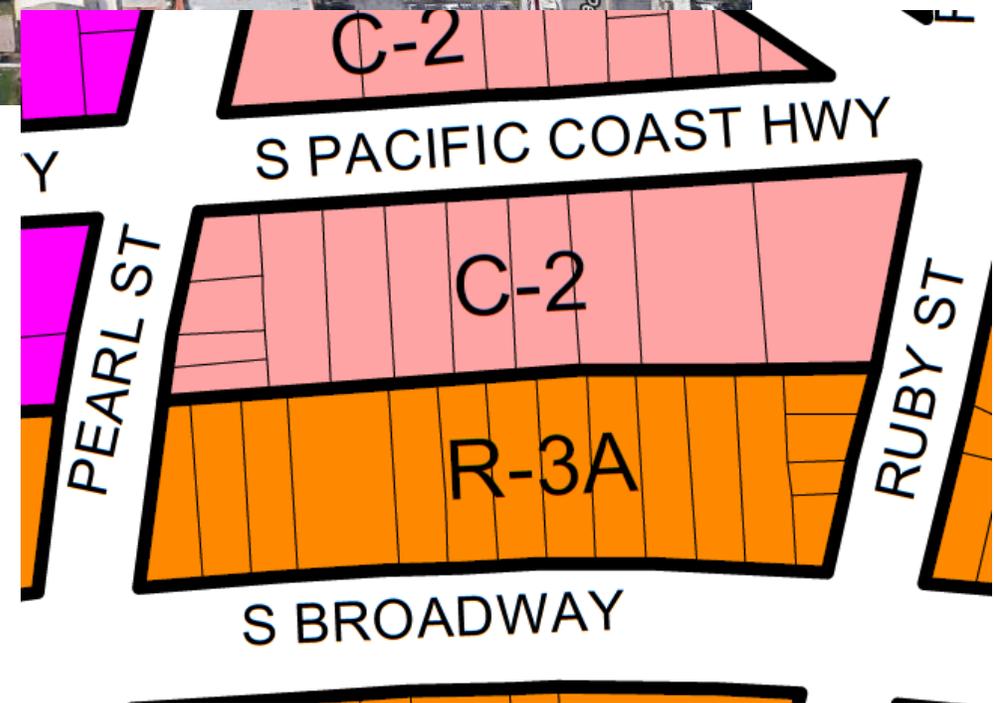
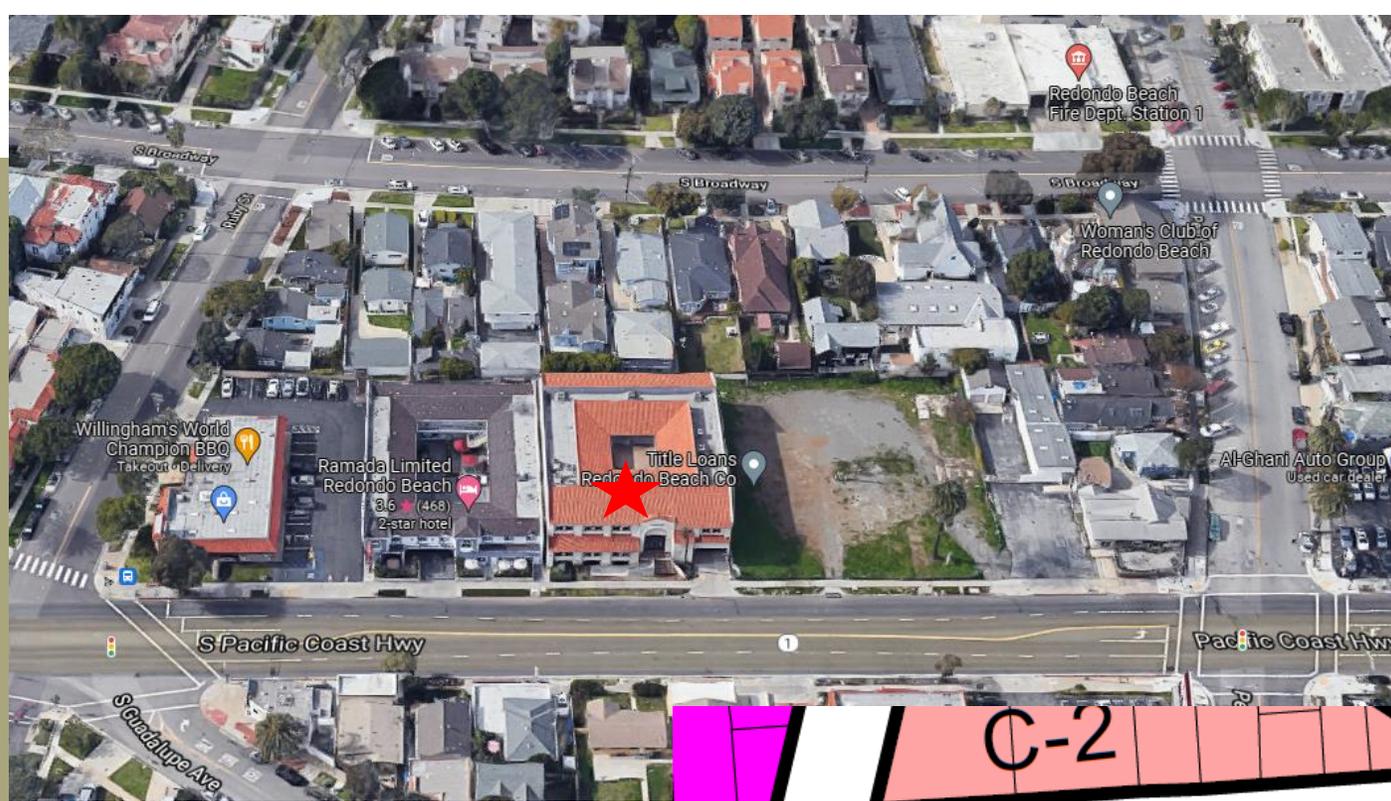
YOGA STUDIO

423 S. Pacific Coast Highway

## SUBJECT SITE

- Located on west side of Pacific Coast Highway
- Site is zoned C-2 Commercial
- Properties to the north and south are also C-2
- Properties to the west at the rear zoned R-3A Low-Density Multi-Family Residential
- Original CUP issued in 1985 for development of the commercial building

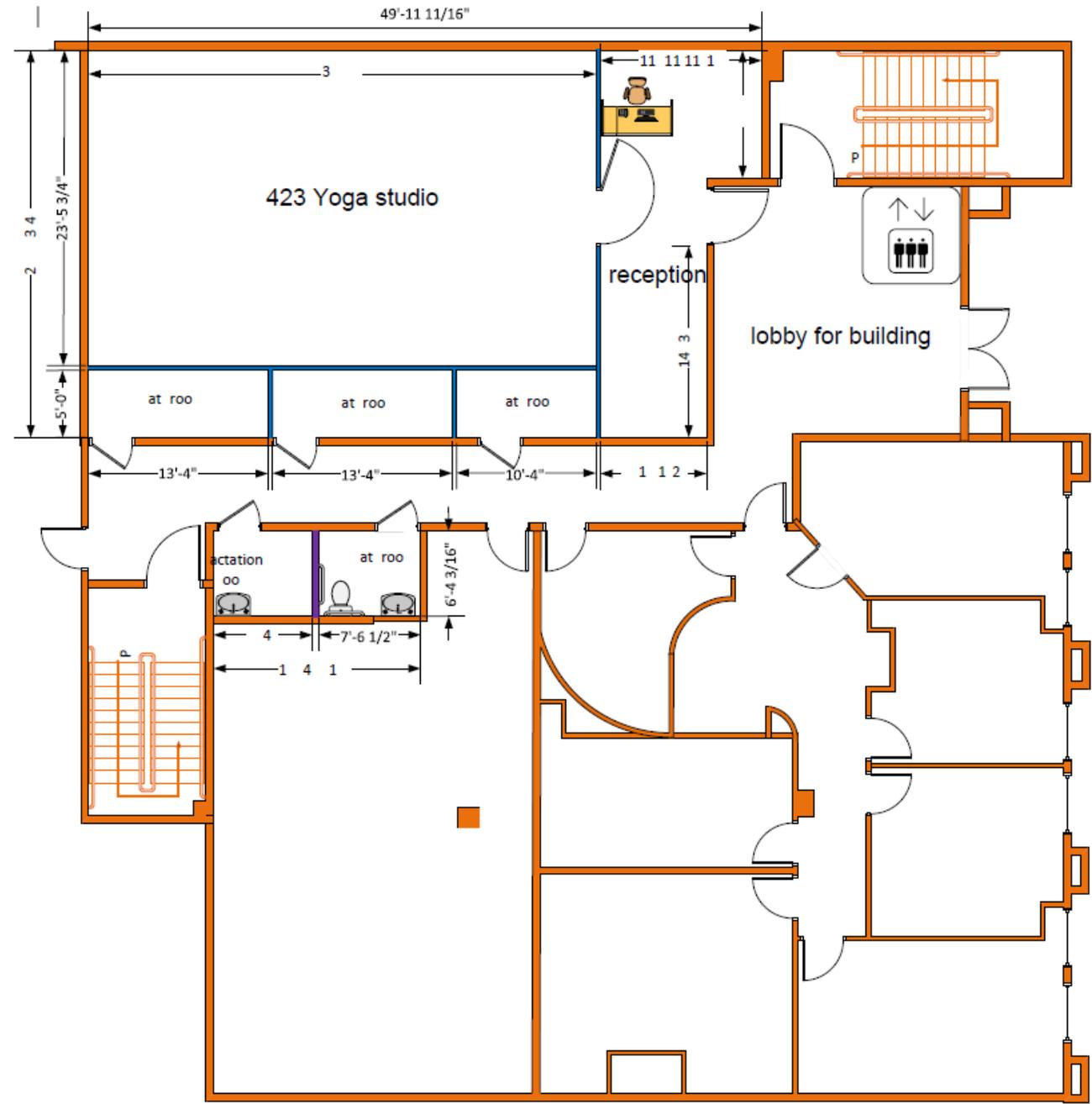
# SUBJECT SITE





# 1<sup>st</sup> Floor Plan

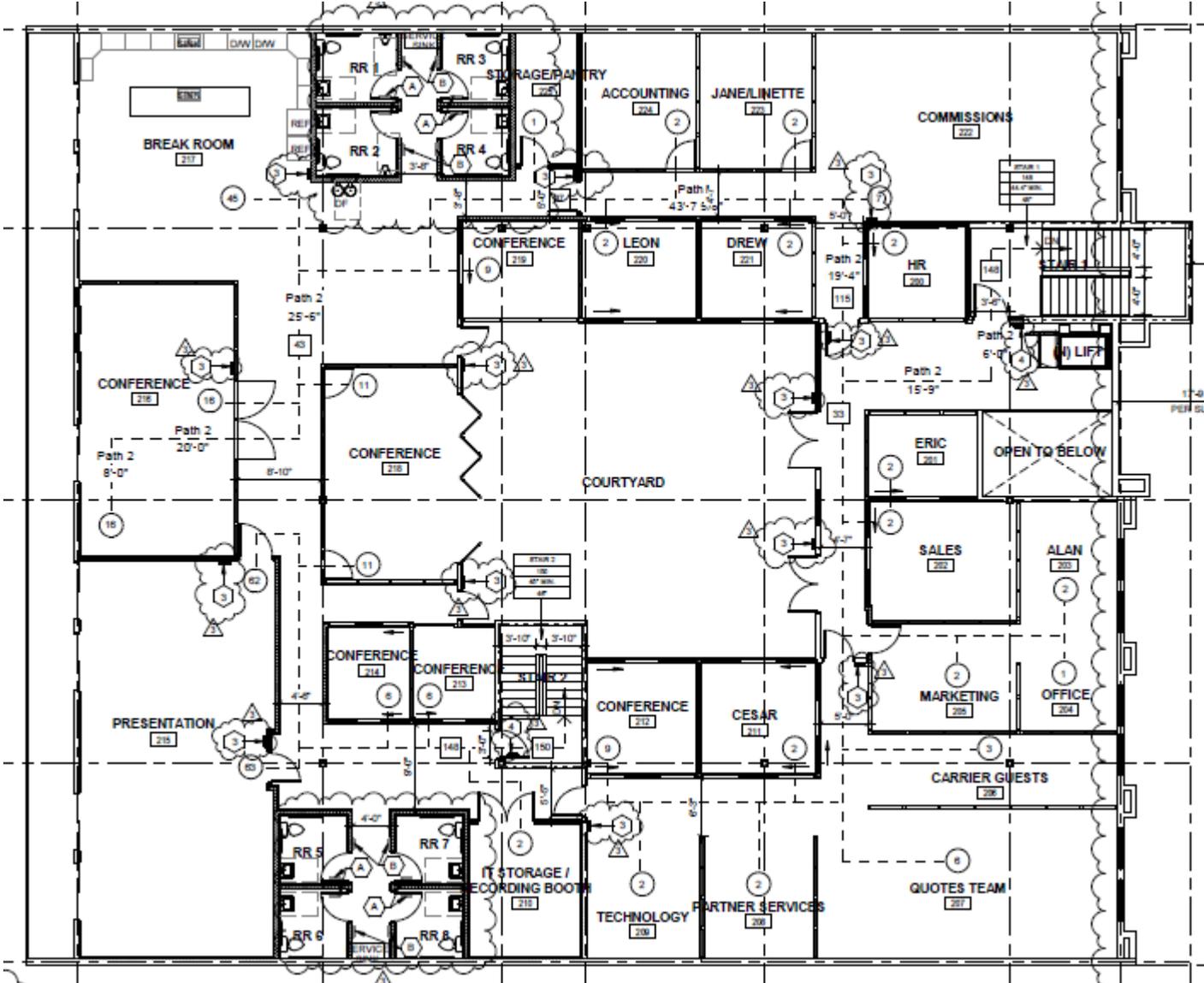
PROPOSED  
YOGA STUDIO



# 2<sup>nd</sup> Floor – Office space for the property owner's business

SUBJECT  
SITE

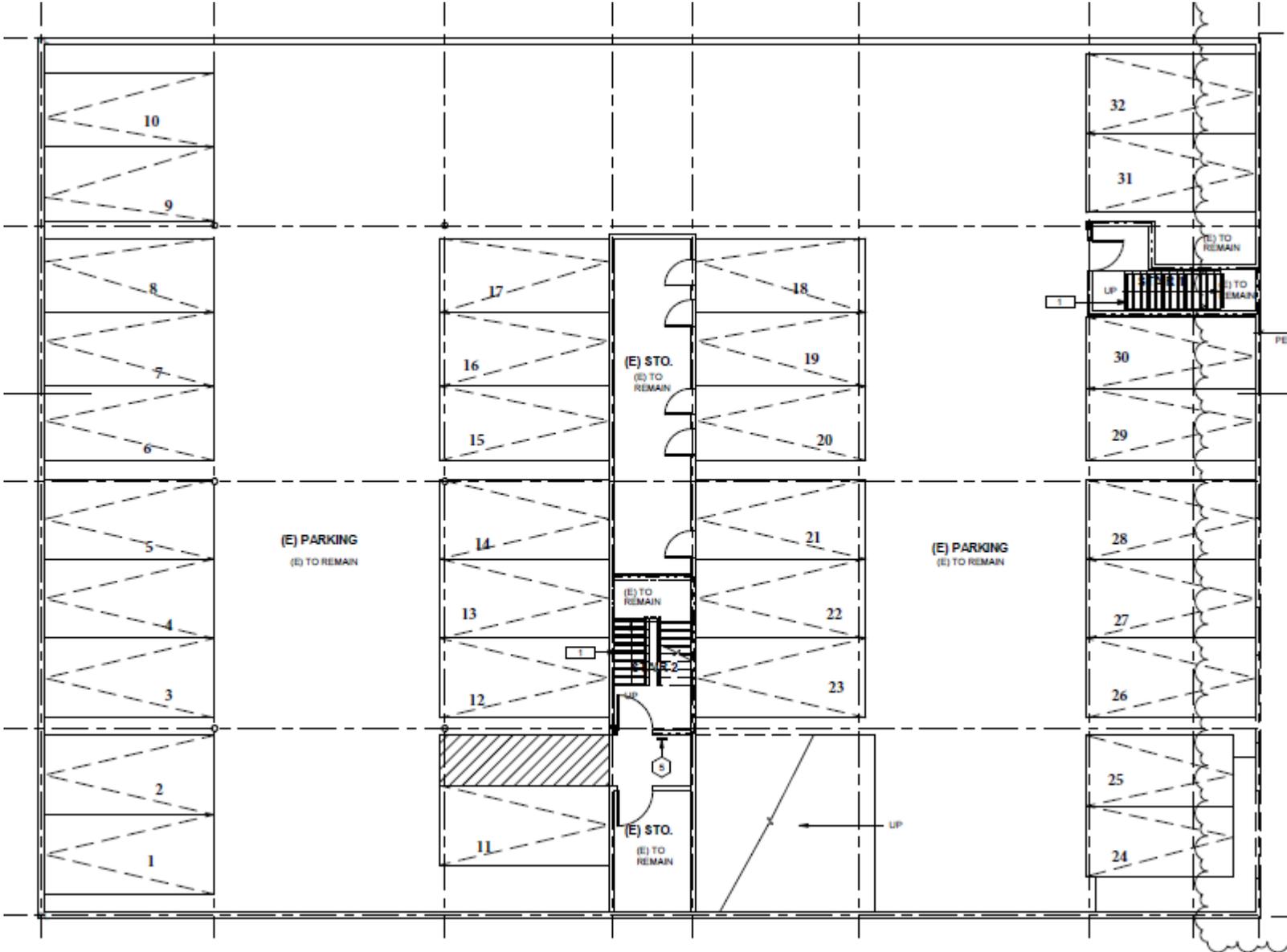
Residential Lots



S PCH

# Semi-subterranean and basement levels - Parking

SUBJECT  
SITE



# Conditional Use Permit (CUP)

## PROPOSED YOGA STUDIO

- Personal Improvement Services are conditionally permitted in C-2 zone
- CUP helps ensure the use does not adversely impact surrounding properties and uses
- Typical concerns with fitness facilities include
  - Parking Impacts
  - Noise

# Business Plan

## PROPOSED YOGA STUDIO

- Yoga classes 7 days a week
- Morning, mid-day, and evening classes Monday-Thursday
- 2 classes on Friday, Saturday, and Sunday, before noon
- Classes would consist of 20 clients and 1 instructor
- Classes must have a minimum 15-minute gap in-between
- Recommended Hours of operation
  - 7 days a week 7:00 a.m. to 8:00 p.m.

# Traffic and Parking Impacts – Overlap Parking Review

## Evaluation of Request

- Located on major arterial street, S PCH
- 46-on site parking spaces, does not meet code requirement under current parking regulations
- 11 parking spaces required based on the ratio of 20 clients and 1 instructor
- Triggers an Overlap Parking review

# Traffic and Parking Impacts – Overlap Parking Review

## Evaluation of Request

- Applicant conducted a 2-week parking analysis
- Reviewed the number of available parking spaces at times when classes would occur
- The number of available parking spaces never lower than 22
- Request meets the other criteria for overlap parking

# Traffic and Parking Impacts – Overlap Parking Review

Evaluation  
of Request

Staff  
photos



9:10 a.m. on a Tuesday

# Noise

## Conditional Use Permit

- All business activities to take place within the interior of the building
- Tenant space has no exterior doors or windows facing residential
- Conditions added which would require a more intensive type of fitness facility to return to the Planning Commission



# CEQA

- Exempt under Section 15301(a) Existing Facilities
- Exempts interior and exterior alterations to existing structures

# Coastal Development Permit

- Exempt under Section 10-5.2208(2)
- Does not involve any of the activities listed on non-exempt
- Notice of the exemption was provided to the Coastal Commission on September 2nd

# Summary

- Suitable use for 423 S. Pacific Coast Highway
- On a major arterial street
- No exterior doors or windows facing residential
- Meets required criteria for Overlap Parking
- Consistent with General Plan

## STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the Exemption Declaration and approve the amendment to a Conditional Use Permit, Overlap Parking, and Coastal Development Permit Exemption for the operation of a personal improvement service at 423 S. Pacific Coast Highway, subject to the findings and conditions contained in the draft resolution