

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

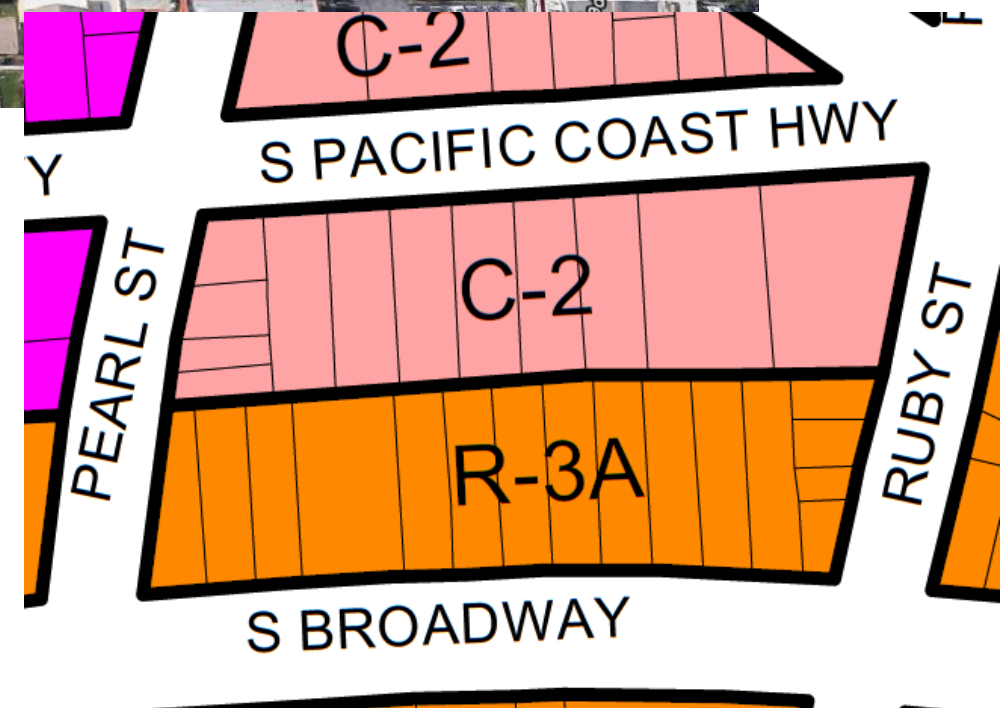
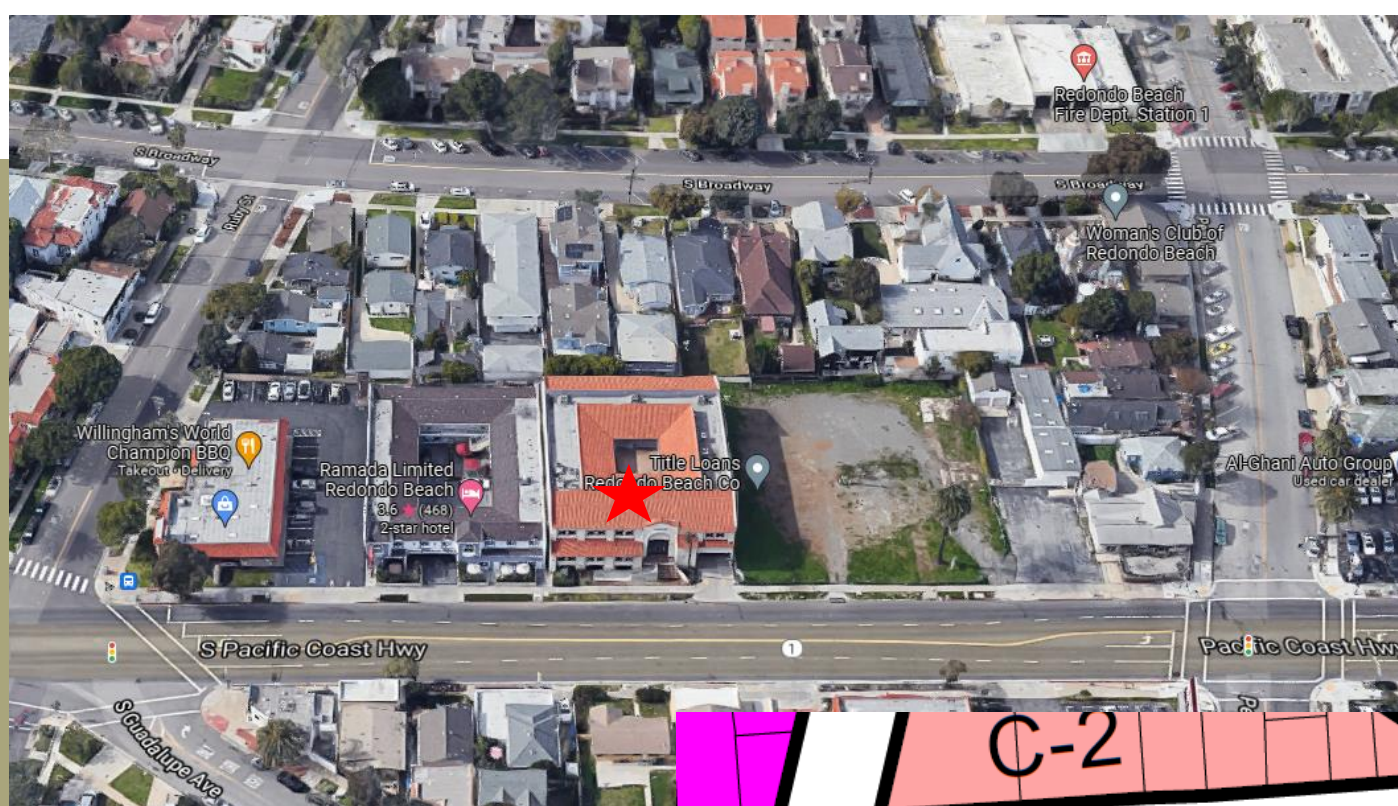
YOGA STUDIO

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

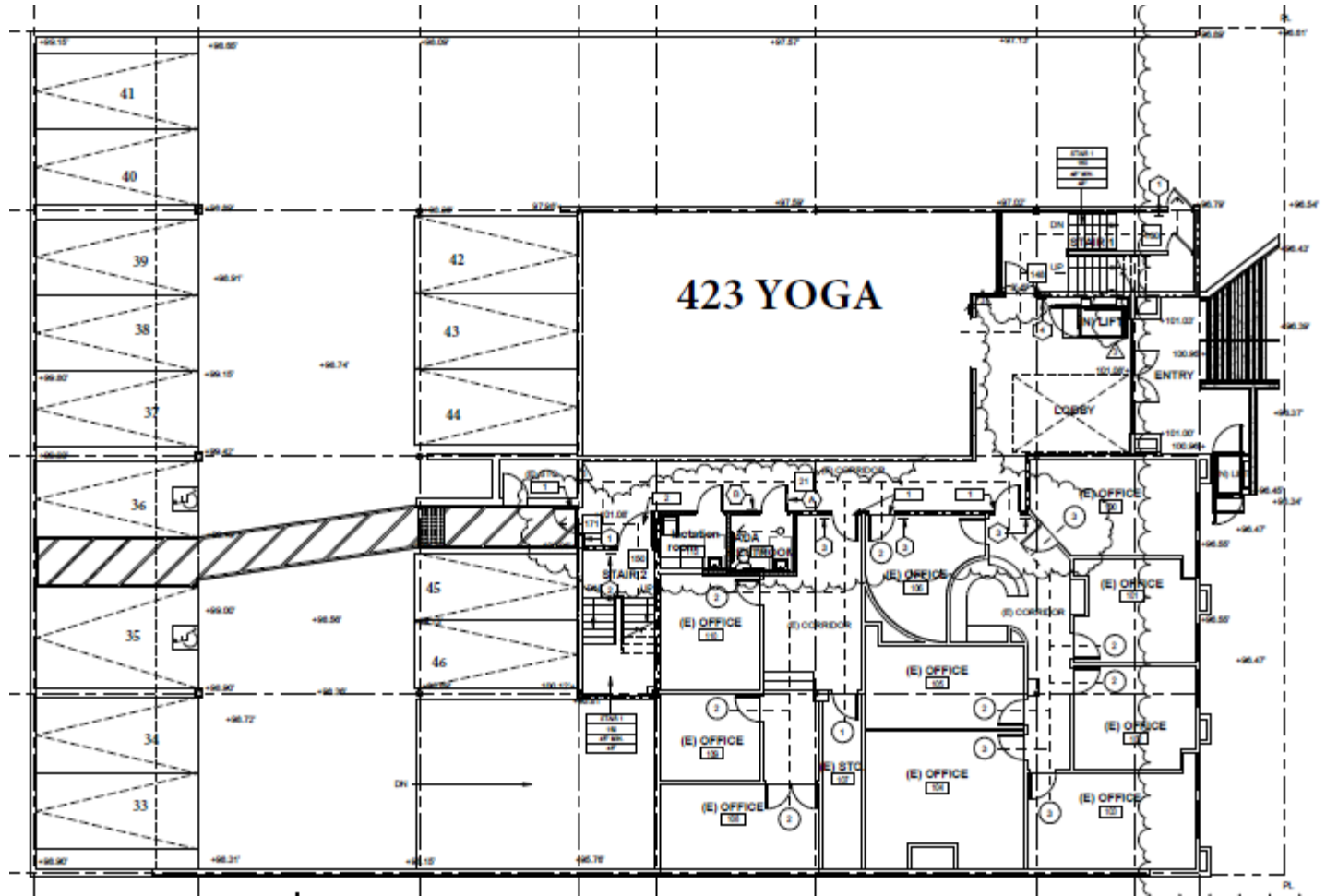
SUBJECT SITE



1st Floor – Yoga Studio and offices

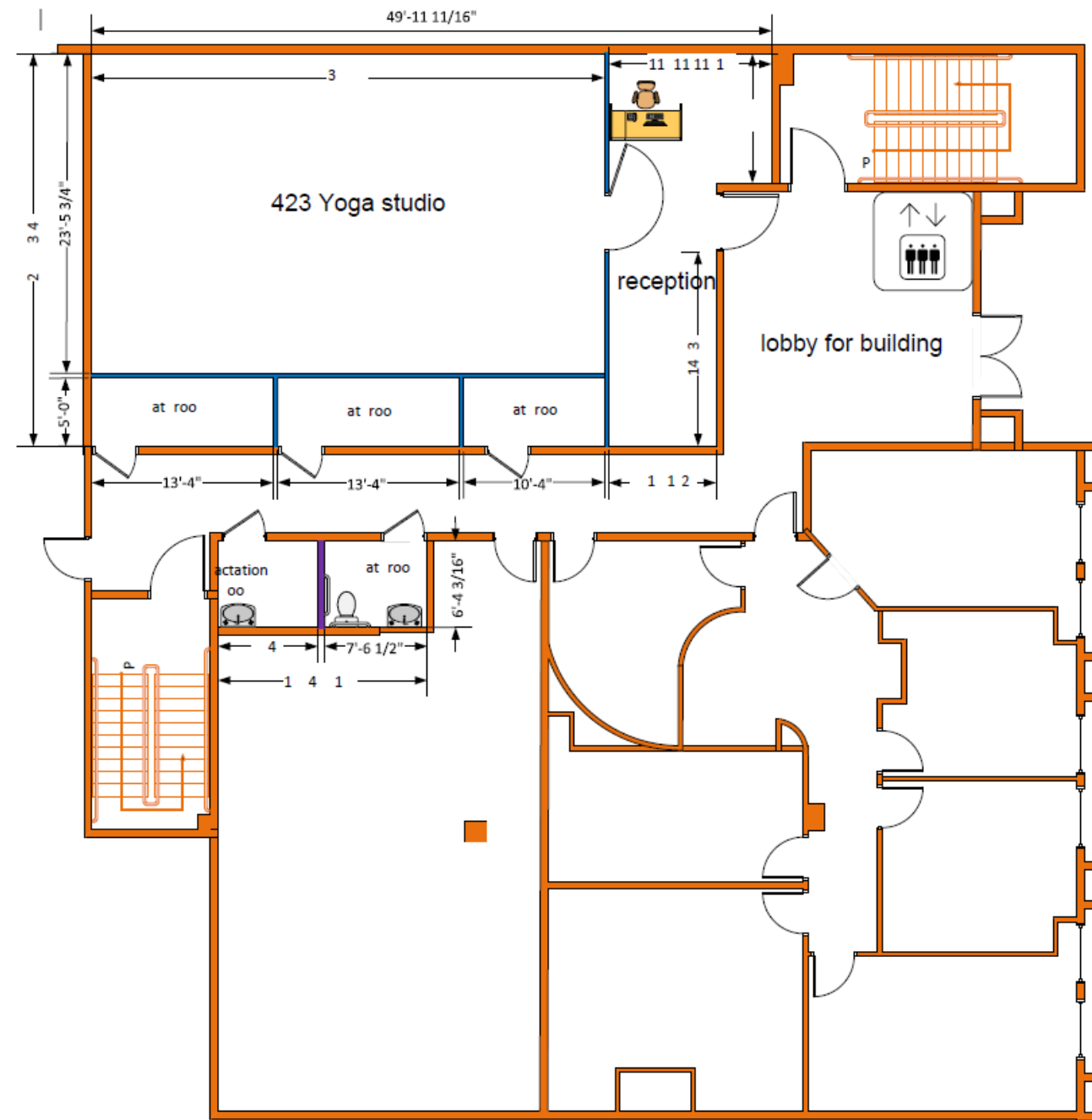
SUBJECT SITE

Residential Lots



S PCH

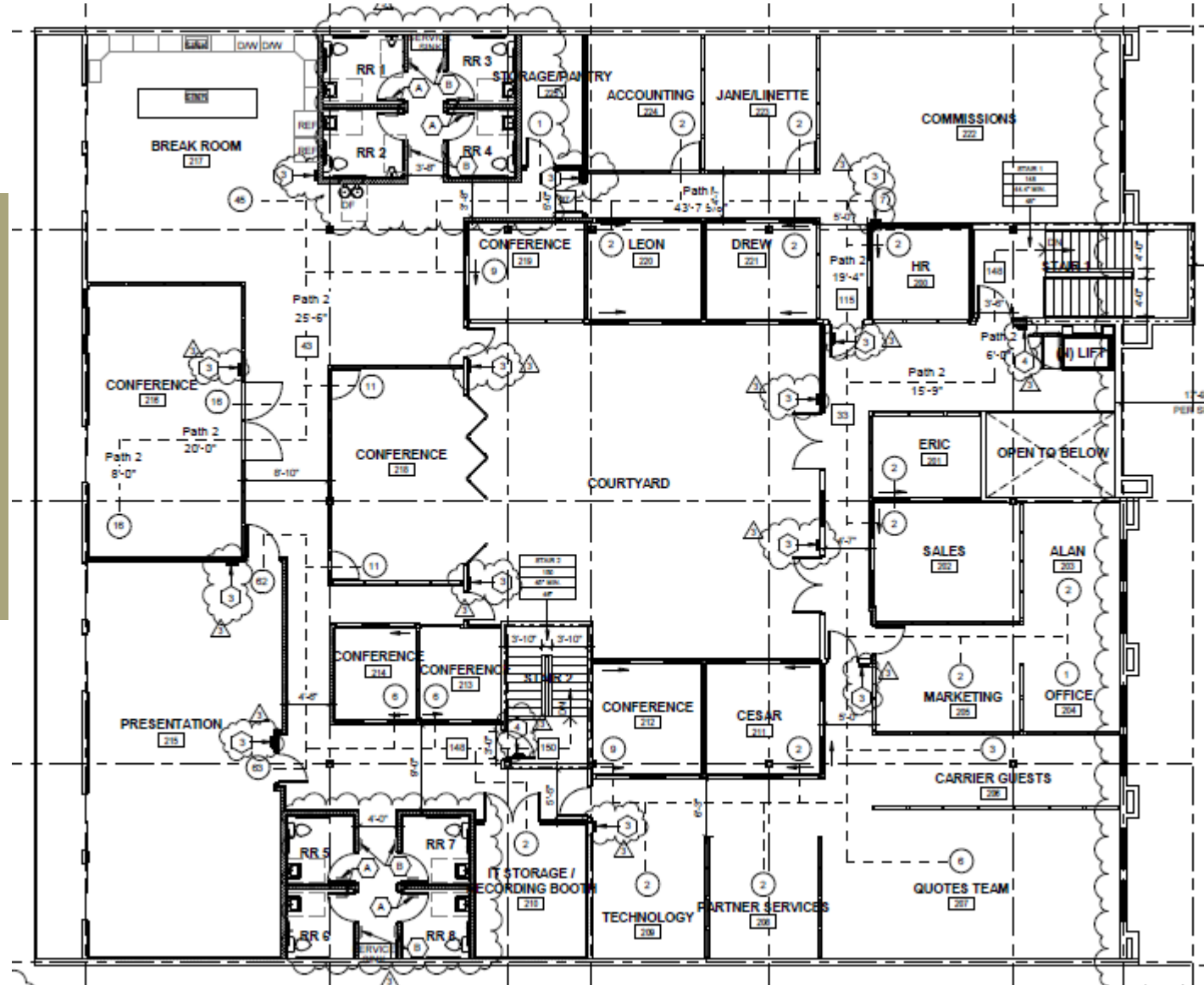
PROPOSED YOGA STUDIO



2nd Floor – Office space for the property owner's business

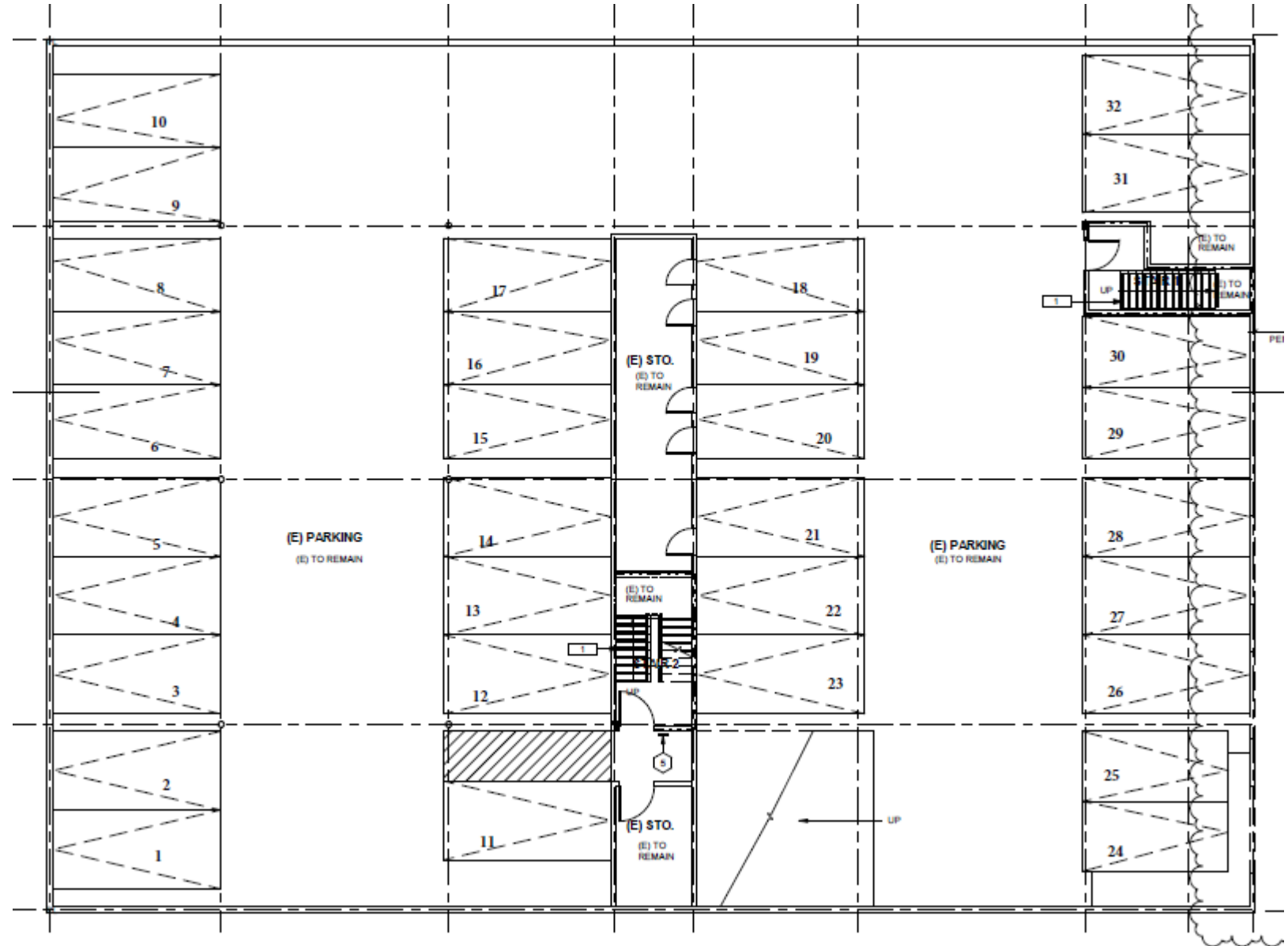
SUBJECT
SITE

Residential Lots



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