



Scenic Pacifica
Incorporated Nov. 22, 1957

PLANNING COMMISSION Staff Report

DATE: December 3, 2018

FILE:

ITEM: 1

SUBJECT: Report on Planning Administrator Use Permit determination (File No. 2018-052) for hair salon use at a property in the C-1 (Neighborhood Commercial) and CZ (Coastal Zone Combining) zoning districts.

LOCATION: 1680 Francisco Boulevard (APN 016-022-120) - West Sharp Park

RECOMMENDED ACTION: Accept the Planning Administrator's decision that a use permit is not required.

PREPARED BY: Helen Gannon, Assistant Planner

Background and Municipal Code Requirements

A hair salon is considering opening at 1680 Francisco Blvd. on the bottom floor of a vacant commercial space. As further discussed below, staff identified that the use permit determination pursuant to Pacifica Municipal Code (PMC) Sections 9-4.4410(c), 9-4.1002(i), and 9-4.1002(j) would be necessary.

The subject property at 1680 Francisco Blvd. (APN 016-022-120) is located in two zoning districts: C-1 (Neighborhood Commercial) and C-Z (Coastal Zone Combining). A number of uses are permitted by-right in the C-1 zone (PMC Section 9-4.1001(a)), including:

(2) Personal services, such as professional offices, shoe repair, **barber and beauty shops**, laundries and dry cleaning establishments, banks and financial institutions, and massage establishments under six hundred forty (640) square feet of treatment floor space (see licensing requirements Title 5, Chapter 19)

Accordingly, hair salons are permitted by right in the C-1 zone.

The C-Z Combining District provides supplementary regulations regarding uses in the Coastal Zone, and these regulations are applicable to the subject property because of its location in the C-Z Combining District and its underlying zoning of C-1. PMC Section 9-4.4410(c) states:

Permitted uses. Visitor-serving commercial uses, as defined in Section 9-4.4302, shall be permitted, except as provided in subsection (e)(2) below. All other uses listed as permitted

uses in Sections 9-4.1001, C-1 Neighborhood Commercial District, and 9-4.1101, C-2 Community Commercial District, shall require a use permit determination to ensure that the proposed use is consistent with the individual neighborhood narratives, the Plan Conclusions, and other relevant policies of the LCP Land Use Plan. The process for a use permit determination shall be as set forth in Section 9-4.1002(i).

Furthermore PMC Section 9-4.1002(j) states:

In the Coastal Zone, when a new use or a change of use is proposed, a use permit determination shall be required for all permitted uses other than visitor-serving commercial uses. The process for a use permit determination shall be as set forth in Section 9-4.1002(i). The determination of the Planning Administrator shall be based on an analysis of the balance of visitor-serving commercial uses with other commercial uses, and consistency with the individual neighborhood narratives and the plan conclusions and other relevant policies of the LCP Land Use Plan. The provisions of Section 9-4.4410 shall also apply.

Section PMC 9-4.4302 defines a visitor-serving use as:

“Visitor-serving use” shall mean commercial and recreational uses which provide goods and/or services needed by, or of particular interest to, visitors. Such uses shall include, but not be limited to:

- (1) Motels;
- (2) Hotels;
- (3) Restaurants;
- (4) Delicatessens;
- (5) Crafts and art galleries;
- (6) Retail uses of interest to visitors;
- (7) Recreational and sporting equipment sales and rentals;
- (8) Campgrounds; and
- (9) Bait and tackle shops.

Furthermore, the property is located adjacent to a single-family home (R-1 district) on Carmel Avenue. Section 9-4.1002(i) states:

[...] The use permit determination process described below may be utilized for any change of use when a site abuts an R District if the use is a permitted use in the district and when hours are limited to 8:00 a.m. to 9:00 p.m. Within five (5) working days after the submittal of a written request for any new use set forth in this subsection, the Planning Administrator shall determine in writing whether a use permit shall be required. Such determination shall be based on an analysis of the compatibility of the proposed use with adjacent residential development, including, but not limited to, noise, traffic, circulation, odors, hours of operations, site design and improvements. In the event the Planning Administrator determines that no use permit is required, the decision shall be placed on the next Commission agenda as an administrative calendar item, and any two (2) Commissioners may request that a use permit be obtained. Existing individual shopping centers may apply for a use permit for a master list of uses permitted without further use permits.

The site was also the subject of a Planning Commission approval of Site Development Permit PSD-810-16, Use PermitUP-74-16, Parking Exception PE-167-16, Sign Permit S-120-16 and Coastal Development Permit CDP-369-16 on September 19, 2016. The project was reviewed and approved with a site address of "195 Carmel Avenue" but the City subsequently assigned new addresses for the commercial spaces to reflect their orientations on Francisco Boulevard (1680 and 1690 Francisco Blvd.). The Planning Commission's approval included conditions of approval in Resolution No. 955 which staff has reviewed.

Request

The applicant describes the salon as a lush, contemporary salon with clean lines and colors that are aesthetically pleasing to all. Due to the network that the applicant has built over the years, she anticipates clients will be coming from Pacifica, San Francisco, and from around the Peninsula.

The salon will have three to four stylist stations, two of which would be occupied by the applicant and her partner. The salon space would also include a small reception area where small retail items would be for sale, such as various hair products. Towards the rear would be color cabinets, a mixing area for hair coloring, refrigerator and a small counter area with a washer and dryer.

Analysis

PMC Section 9-4.1002(i) requires the Planning Administrator to determine the need of a use permit "based on an analysis of the compatibility of the proposed use with adjacent residential development, including, but not limited to, noise, traffic, circulation, odors, hours of operations, site design and improvements."

Discussion: The proposed use would be established within an existing commercial space. The rear lot line of the commercial property is shared with the side lot line of a single-family residence at the end of Carmel Ave. (185 Carmel Ave.). The proposed salon use would not be likely to generate any noise impacts. The only likely noise source is the use of hair dryers, but because they would be used within a completely enclosed building, and would be buffered from the adjacent residence by the ground-floor garages for the mixed-use residential units, the use of dryers would not be likely to cause noise impacts at the nearby R-1-zoned property. Odor impacts also are unlikely to occur. According to the applicant, hair products no longer contain ammonia or any other type of odorous chemicals, thus no odors should emanate from the salon.

Traffic and circulation are unlikely to cause any issues. The small size of the salon will limit the number of potential customers of the business at any time. There will only be a maximum of four stylists and the salon would have general hours of 10am to 8pm, Tuesday through Friday, and Saturday from 9am to 6pm. Since appointments typically last between 45 minutes to 2 hours, the traffic and circulation impacts will be insignificant to the adjacent residences. Customer parking demand should be accommodated within the on-site commercial parking area, on-street on Francisco Blvd. (as with the existing businesses in the building to the north), or within the public parking lot a few blocks south at Salada Avenue, such that customer parking is unlikely to affect the residences on Carmel Avenue.

With exception of the building signage that will meet the established sign program requirements, all other site improvements will be done within the interior of the commercial space and thus, physical modifications to the building are not likely to affect the adjacent residence.

Staff does not recommend finding the proposed use as a visitor-serving use, as it does not meet the definition of and is not intended to serve visitors. Accordingly, because the proposed use is not a permitted use at the site, PMC Section 9-4.1002(j) requires the Planning Administrator to determine the need for a use permit based on "an analysis of the balance of visitor-serving commercial uses with other commercial uses, and consistency with the individual neighborhood narratives and the plan conclusions and other relevant policies of the LCP Land Use Plan."

Discussion:

Analysis of the balance of visitor-serving commercial uses with other commercial uses

The existing commercial uses in the area include several visitor-serving uses, such as:

El Grano De Oro	Raymond's Chinese Cuisine	Malayà Skin Studio
El Toro Loco	Fog City Pet Supplies	Pacifica Thai Cuisine
Winters Tavern	Vintage Cove	Café Pacifica
Salada Beach Café	Bunny Vietnamese	Saltwater Bakery
Shampa's Pies	Coastside No. 2 Bait	

Over half of the commercial uses in the area are visitor-serving uses and so the establishment of the proposed hair salon would not adversely affect the existing balance.

LCP LUP Consistency (Neighborhood narrative and plan conclusions)

The recently constructed building, within which the proposed hair salon would reside, follows the concentrated commercial development pattern that is described in the Local Coastal Program (LCP) along Francisco Boulevard. Under the "Sharp Park School - Ocean Park Manor Subdivision, South to the North Side of Montecito," the LCP states, "Visitor-supporting commercial uses should be encouraged along the Francisco Boulevard frontage between Paloma and Montecito. Such use recognizes existing use and the value of the proximity of the area to Highway 1. Additional visitor-related uses will fortify uses along Palmetto one block to the west and will entice those passing by to the coast."

The proposed hair salon, though not a visitor-serving use by zoning definition, will provide a retail service of interest to the surrounding neighborhood and clients from outside Pacifica. For those from outside Pacifica, it will be a destination that will enable them to explore other adjacent establishments, including businesses on Palmetto Avenue. The hair salon would conveniently be located directly off the highway, in an area where clients could then go and walk to the local restaurants, coffee shops, and unique retail establishments, such as the Malayà Skin Studio in the adjacent building to the north.

The applicant understands that the area has a few hair salons in the West Sharp Park neighborhood already, but feels that none of them provide the same experience. The staff and clients would use and support the surrounding visitor-serving uses, which will strengthen

the visitor-serving uses through the non-peak visitor times. For the reasons provided above the use would maintain the balance of visitor-serving commercial uses with other commercial uses and would be consistent with the LCP Land Use Plan and would not require a use permit.

Determination

Given the analysis described above, the Planning Administrator determined that no use permit shall be required for the hair salon seeking to occupy a portion of the commercial space at 1680 Francisco Boulevard. The Planning Commission may accept this determination or, if two or more commissioners disagree with the determination, the commissioners may request that a use permit be obtained. Staff would then notify the applicant that a use permit application must be submitted and schedule the item for a future public hearing.

ATTACHMENT LIST:

Attachment A - Letters from October 31, 2018 (PDF)

Attachment B - Letter from November 5, 2018 (PDF)

Attachment C - Zoning Administrator Determination Letter (PDF)