



**COUNTY OF SAN MATEO  
ENVIRONMENTAL SERVICES AGENCY**

**Date:** May 29, 2002  
**Set Time:** 9:15 a.m.  
**Hearing Date:** June 18, 2002

**To:** Honorable Board of Supervisors

**From:** Marcia Raines, Director of Environmental Services *MR*

**Subject:** EXECUTIVE SUMMARY: Consideration of a yoga and massage studio as an allowable use in the Planned Unit Development (PUD) 121 zoning district. The project site is located at 2385 Carlos Street in the unincorporated Moss Beach area of the San Mateo County. This project is not appealable to the California Coastal Commission.

**RECOMMENDATION**

Staff recommends that based on staff analysis, Planning Commission's recommendation on this application and the testimony taken at the public meeting, the Board of Supervisors approve a yoga and massage studio as an allowable use in the Planned Unit Development (PUD) 121 zoning district.

**PROPOSAL**

The applicant proposes to establish a small, 878 sq. ft. yoga and massage studio in an existing commercial building. The PUD 121 zoning district regulations for the property list a number of permitted commercial uses including a category of "other related commercial uses as may be approved by the Planning Commission and the Board of Supervisors." This proposal is to determine that a yoga and massage studio is an allowable use in the PUD 121 zoning district.

**PLANNING COMMISSION ACTION**

The Planning Commission unanimously approved the project.

**SUMMARY**

A Planned Unit Development (PUD) is a type of zoning designation that provides greater design flexibility by allowing deviations from the typical development standards required by the Zoning Code. Approval of each PUD district outlines specific regulations governing the use of property.

**RECOMMENDED**

*Marcia Raines*  
COUNTY MANAGER



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County File Number: PLN 2002-00247 (Falvey/Ross)

**RECOMMENDATION**

Staff recommends that based on staff analysis, Planning Commission's recommendation on this application and the testimony taken at the public meeting, the Board of Supervisors approve a yoga and massage studio as an allowable use in the Planned Unit Development (PUD) 121 zoning district.

**PROPOSAL**

The applicant proposes to establish a small 878 sq. ft. yoga and massage studio in an existing commercial building. The PUD 121 zoning district regulations for the property list a number of permitted commercial uses, including a category of "other related commercial uses as may be approved by the Planning Commission and the Board of Supervisors." This proposal is to determine that a yoga and massage studio is an allowable use in the PUD 121 zoning district.

## **BACKGROUND**

Report Prepared By: Miroo Desai Brewer, Project Planner, Telephone 650/363-1853

Applicant: Dana Ross

Owner: Martin Falvey

Location: 2385 Carlos Street, Moss Beach

APN: 037-097-200

Size: Approximately 18,730 sq. ft.

Existing Zoning: PUD 121/DR (Planned Unit Development/Design Review)

General Plan Designation: General Commercial

Existing Land Use: One-story, 2,400 sq. ft. Commercial Building

Water Supply: California American Water District (existing connection)

Sewage Disposal: Montara Sanitary District (existing connection)

Flood Zone: Zone C (area of minimal flooding)

Parcel Legality: Moss Beach Heights Subdivision

Environmental Evaluation: None – The proposal does not meet the definition of a project under Section 15378 of the California Environmental Quality Act (CEQA).

Setting: The subject property is bounded by California Avenue on the southeast, Carlos Street on the southwest and Etheldore Street on the northeast. The project site is flat and the property is developed with a single-story commercial building. The surrounding area to the west and to the east is developed with commercial buildings, and the area to the north and southwest is developed with 1- and 2-story single-family residences.

## **DISCUSSION**

### **A. PLANNING COMMISSION ACTION**

On May 22, 2002 the Planning Commission considered the project and unanimously recommended approval to the Board of Supervisors.

## B. BACKGROUND AND ANALYSIS

A Planned Unit Development (PUD) is a type of zoning designation that provides greater design flexibility by allowing deviations from the typical development standards required by the Zoning Code. The intent is to encourage better designed projects than can sometimes be accomplished through compliance with customized development requirements, in exchange for providing greater benefits to the community. Approval of each PUD district outlines specific regulations governing the use of property. There are currently approximately ten designated PUD districts within the County.

The project site is within the PUD 121 district that was approved by the Board of Supervisors on August 14, 1973 (Ordinance No. 2212). Please see Attachment B for a copy of the specific regulations in this district. The permitted uses in this district are as follows:

1. Multiple-family residential – no more than ten dwelling units.
2. Offices, including post office.
3. Retail commercial area limited to 2,400 sq. ft. and limited to the following activities: (1) art gallery and art supplies, (2) book store, (3) drugstore, (4) barber shop, (5) florist or gift shop, (6) hardware store, (7) clothing store, (8) delicatessen, (9) photographic or camera shop, (10) self-service laundrette, (11) clothes cleaning agency, and (12) other related commercial uses as may be approved by the Planning Commission and the Board of Supervisors (subject of this request).

The applicant is proposing to establish a small 878 sq. ft. yoga and massage studio in the existing commercial building on site. (For details on the proposed yoga and massage studio, please see applicant's letter dated April 6, 2002, included as Attachment C.) As the proposed commercial use is not specifically listed in the PUD 121 district requirements, it requires approval by the Planning Commission and the Board of Supervisors.

Staff believes that the proposed use is compatible with both the zoning and existing uses in the surrounding area for the following reasons. The block adjacent and to the northwest to the project site is zoned C-1/S-3/DR (Neighborhood Business District/5,000 sq. ft. minimum lot size/Design Review). The block across the project site (California Street and Etheldore Street) is similarly zoned C-1/S-3/DR. The C-1 zoning district regulations allow "massage establishments" as principally permitted uses, which makes the proposed use of a yoga and massage studio compatible with other allowed uses in the adjacent commercial areas.

The adjacent existing uses (along Carlos Street) include a real estate office, a post office, a restaurant, a video store and a chiropractic office. In the block across the project site, existing uses include a sheriff's sub-station, a grocery store and an art studio. Staff believes that the proposed use of a yoga and massage studio is compatible with the neighboring uses and would have no adverse impact on the surrounding businesses and neighbors.

C. REVIEW BY MIDCOAST COMMUNITY COUNCIL

The project was reviewed by the Planning and Zoning Committee of the Midcoast Community Council at their April 17, 2002 meeting. The Committee recommended approval. Please see Attachment D for a copy of their comments.

D. VISION ALIGNMENT

The proposal to establish a yoga and massage studio keeps the commitment of ensuring basic health and safety for all and Goal Number 5: Residents have access to healthcare and preventive care. Yoga and massage therapies are known to provide preventive care value for numerous ailments and, therefore, establishment of a yoga and massage studio will contribute to this commitment and goal.

**ATTACHMENTS**

- A. Recommended Finding and Conditions of Approval
- B. PUD 121 Zoning District Requirements
- C. Copy of Applicant's Letter Dated April 6, 2002
- D. Copy of Planning and Zoning Committee, MCCC Comments
- E. Vicinity and Location Map
- F. Parcel Map
- G. Site Plan
- H. Floor Plan
- I. Elevations

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COUNTY OF SAN MATEO  
ENVIRONMENTAL SERVICES AGENCY

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2002-00247

Hearing Date: June 18, 2002

Prepared By: Miroo Desai Brewer

For Adoption By: Board of Supervisors

**RECOMMENDED FINDINGS**

Recommend for PUD 121 District:

That the proposed use of a yoga and massage studio is a related commercial use to those other uses allowed by the PUD 121 district requirements.

**RECOMMENDED CONDITIONS OF APPROVAL**

1. This approval applies only to the proposal and documents described in this report and submitted to and approved by the Planning Commission and the Board of Supervisors. Minor revisions or modifications to the project may be approved by the Planning Director if they are consistent with the intent of and in substantial conformance with this approval.
2. All signs shall conform to the regulations of the San Mateo County Zoning Ordinance and shall be reviewed and approved by the Planning Director prior to installation.

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ATTACHMENT B

8. All areas not indicated for an approved use shall be landscaped and permanently maintained in a neat and orderly manner. At least 5% of all parking lot areas shall be landscaped according to a plan approved by the Planning Commission.

PUD-121

Ordinance No. 2212 - August 14, 1973 [9.2]

1. Development of this property shall be pursuant to site and development plans on file with this case in the San Mateo County Planning Commission Office. Final development plans, including site plans, architectural elevations and any other plans or information deemed necessary shall be to the approval of the County Planning Commission.
2. Permitted uses:
  - a. Multiple-family residential - no more than ten (10) dwelling units.
  - b. Offices, including post office.
  - c. Retail commercial area limited to 2,400 ft. and limited to the following activities:
    - (1) Art gallery and art supplies.
    - (2) Book store.
    - (3) Drugstore.
    - (4) Barber shop.
    - (5) Florist or gift shop.
    - (6) Hardware store.
    - (7) Clothing store.
    - (8) Delicatessen.
    - (9) Photographic or camera shop.
    - (10) Self-service laundrette.
    - (11) Clothes cleaning agency.
    - (12) Other related commercial uses as may be approved by the Planning Commission and Board of Supervisors.
3. Minimum setback regulations:

Front and rear yards:	20 ft.
Side (interior):	5 ft.
Street side yard:	10 ft.
4. Maximum height of structure shall not exceed 36 ft.
5. Required setback areas shall not be used for parking except area adjacent to commercial portion of structure.

6. Off-street parking requirements shall comply with standards set forth in Section 6119 of the San Mateo County Zoning Ordinance.
7. Any sign shall conform to regulations of the San Mateo County Zoning Ordinance.
8. All areas not indicated for an approved use shall be landscaped and permanently maintained in a neat and orderly manner. At least 5% of all parking lot areas shall be landscaped according to a plan approved by the Planning Director.

PUD-122

Annexed to Menlo Park

PUD-123

Ordinance No. 2652 - June 10, 1980 [25.1]

1. Development of this property shall be in accordance with the approved site plan filed in the Planning Division. Final development plans if consistent with the preliminary site information may be approved by the Planning Director.
2. Property shall be developed with seven townhouse units, each on a parcel as approved in the accompanying subdivision map.
3. Rear yard setbacks for each unit shall be 20 ft.
4. Two parking spaces shall be provided for each unit, one of which will be an enclosed garage within the dwelling unit.
5. Maximum height of units shall be 25 ft.
6. Landscaped areas shall be provided in the common area as shown on the preliminary site plans and as approved by the Planning Director.
7. A homeowner's association shall be formed, and shall be responsible for maintenance and repair of all common areas including the driveways and landscaping.

PUD-124

Ordinance No. 3089 - March 11, 1986

The following regulations shall govern use and development of a portion of the property commonly known as Farallon Heights in Moss Beach; Assessor's Parcel Number 037-022-040:



Dana Ross  
1264 Alicante Street  
Pacifica, CA 94044  
(650) 355-6875 (res.)  
(650) 576-4487 (cell)

April 6, 2002

Mr. Terry Burnes  
County of San Mateo  
Planning and Building Division  
Environmental Services Agency  
455 County Center, 2nd Floor  
Redwood City, CA 94063

Re: PUD 121  
2385 Carlos Street, Suite A, Moss Beach, CA 94038

Dear Mr. Burnes:

I am the lessee of the above-referenced commercial space, which I leased March 1, 2002 from Martin Falvey, owner and general contractor. It was leased for one year specifically for classes in yoga, stretch, and massage therapy. I am a personal fitness instructor and certified massage therapist. For the past five years I have operated my business from my home office in Pacifica.

Following is pertinent information regarding my proposed business at the Moss Beach location:

Class size:	For yoga and stretch classes, 6-8 students
Number of classes:	6 per day, Monday through Friday; 3 per day, Saturday and Sunday
Hours of operation:	Yoga and stretch classes, 6:00 a.m. to 8:00 p.m. Monday through Friday 8:00 a.m. to 4:00 p.m. Saturday and Sunday
Other uses:	Massage therapy by appointment. Hours available are from 10:00 a.m. to 8:00 p.m. Monday through Saturday.
Noise level:	No music in yoga or stretch classes. Very soft and extremely low background music in massage therapy sessions. Small class size is also a factor.
Compatibility:	This business is similar in small size and low foot traffic to nearby businesses in the same building and on the street. A chiropractic office is located in the same block and is very compatible with yoga, stretch, and massage therapy. For these specific classes, the students seek a quiet and serene setting.
Previous uses:	In this unit, a cleaners and real estate office. Adjoining offices are the tax office, water department, and yarn wholesaler. Previous tenant in the building was a German restaurant and bar.
Floor plan layout:	See attachment for one-level slab floor layout.

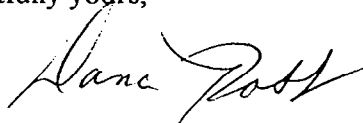
Mr. Terry Burnes  
April 6, 2002  
Page Two

I have already spent approximately \$20,000 in cosmetic upgrades and in following up on all the items I was advised were required. I was very conscientious in making sure everything I did was being done to Code for approval, including fingerprints, massage technician license, business license, and all applications that were filed for building permits. All these were paid for a month ago with the understanding that the necessary permit would be granted to enable me to open my business.

As I was attending to the above business, it was gratifying to have a business person in the same building as well as a number of local neighbors stop by and express their personal interest in joining the classes.

I would appreciate any advice and assistance you could provide in enabling me to complete what needs to be done. I can then advise future students and clients that there will be an opening soon for the health, fitness, and well-being of the community.

Respectfully yours,

A handwritten signature in cursive script that reads "Dana Ross". The signature is written in black ink and is positioned to the right of the typed name.

Dana Ross

## ATTACHMENT D

Planning & Zoning Committee of  
the Midcoast Community  
Council  
PO Box 64, Moss Beach CA  
94038  
Serving 12,000 residents

April 28, 2002

Mr. Terry Burnes  
San Mateo County Planning and Building Division  
Mail Drop PLN122, 455 County Center  
Redwood City, CA 94063  
FAX: 650.363.4849

RE: Request to allow an additional use in PUD-121, for a massage and yoga use permit at 2385  
Carlos St. Moss Beach.

*Attendance: Karen Wilson, Paul Perkovic, Chuck Kozak, Kathryn Slater Carter  
Applicant and Owners Present*

Dear Terry:

The Planning and Zoning Committee reviewed the above project during our 4/17/2002 meeting. We unanimously agreed that we are pleased to review a business coming to the Moss Beach commercial area. We encourage the development of business in our commercial areas and hope that the County can make every effort possible to assist the applicant in the most expedient fashion.

After careful review of the Zoning Regulations; PUD 121 section 2.c.12 permits an addition or change to the allowed uses if the Planning Commission and the Board of Supervisors approve. We will support the County in allowing a change in uses for this business and see no reason to deny the proposal as one of the proposed uses is included in the allowed uses for the adjacent "C-1" District. The Planning and Zoning committee reviewed only the two proposed uses and the associated parking needs. We were informed that the classes would have no more than 15 participants thus the parking needs were reviewed upon that basis - there appears to be adequate parking as this is a corner location and participants can use both street and on-site parking areas. The owner of the property was in attendance and guaranteed that the necessary off-street parking for this business would be reserved in the lot behind the building. The proposed business hours and amount of employees appears to have a minimal impact on the surrounding business's or neighbors.

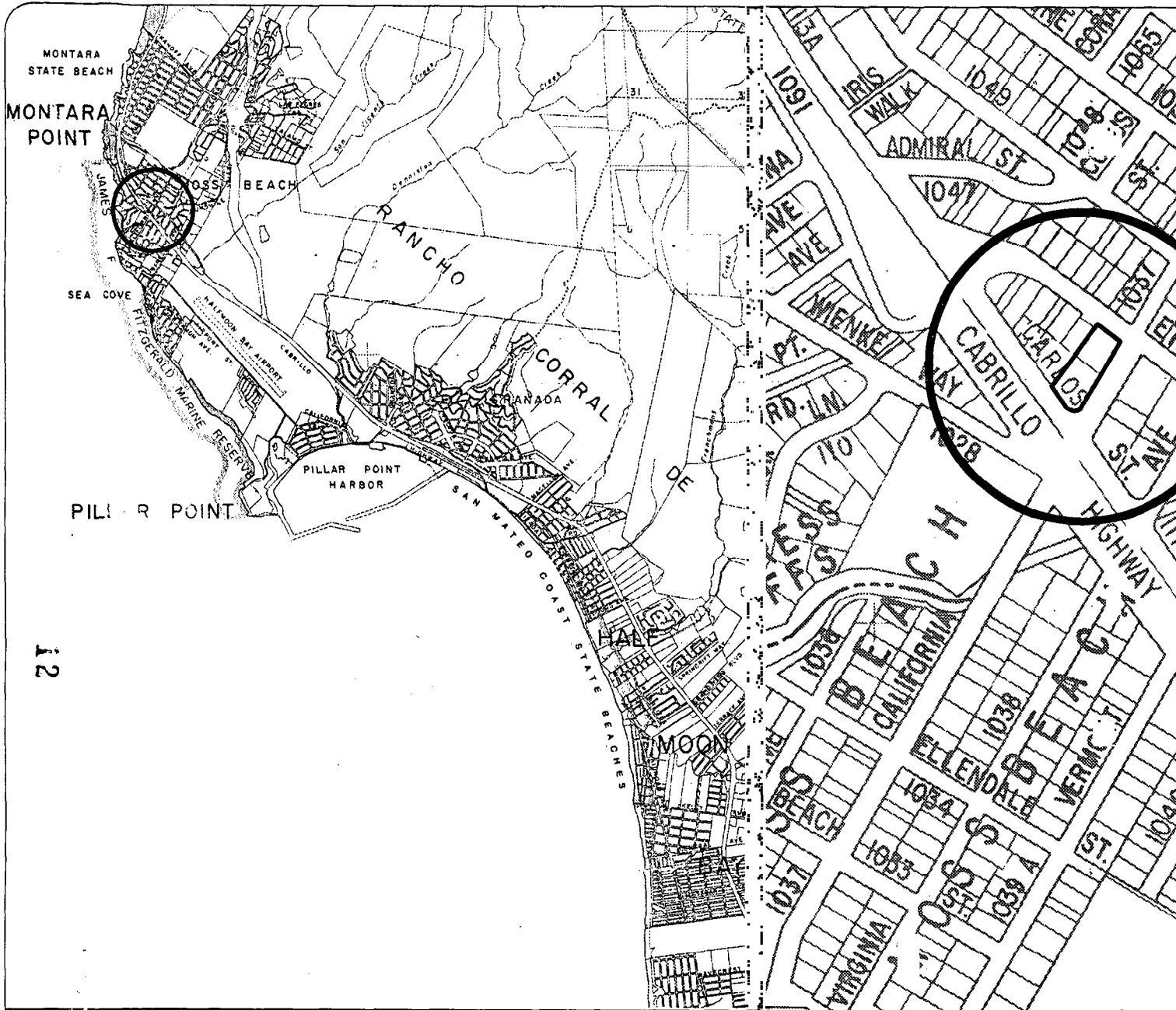
We did not review the existing signage for conformance with County sign regulations, but the signs as constructed would seem to have minimal impact as long as they are not lighted at night after business hours.

Thank you for your time and attention to this matter, and please keep us informed of any developments concerning this case.

Sincerely,

Karen Wilson  
Chair, MCC Planning and Zoning Committee  
Post Office Box 371273  
Montara, CA 94037  
650-728-3292 - Montara100@attbi.com

cc: Supervisor Rich Gordon  
Ms. Dana Ross



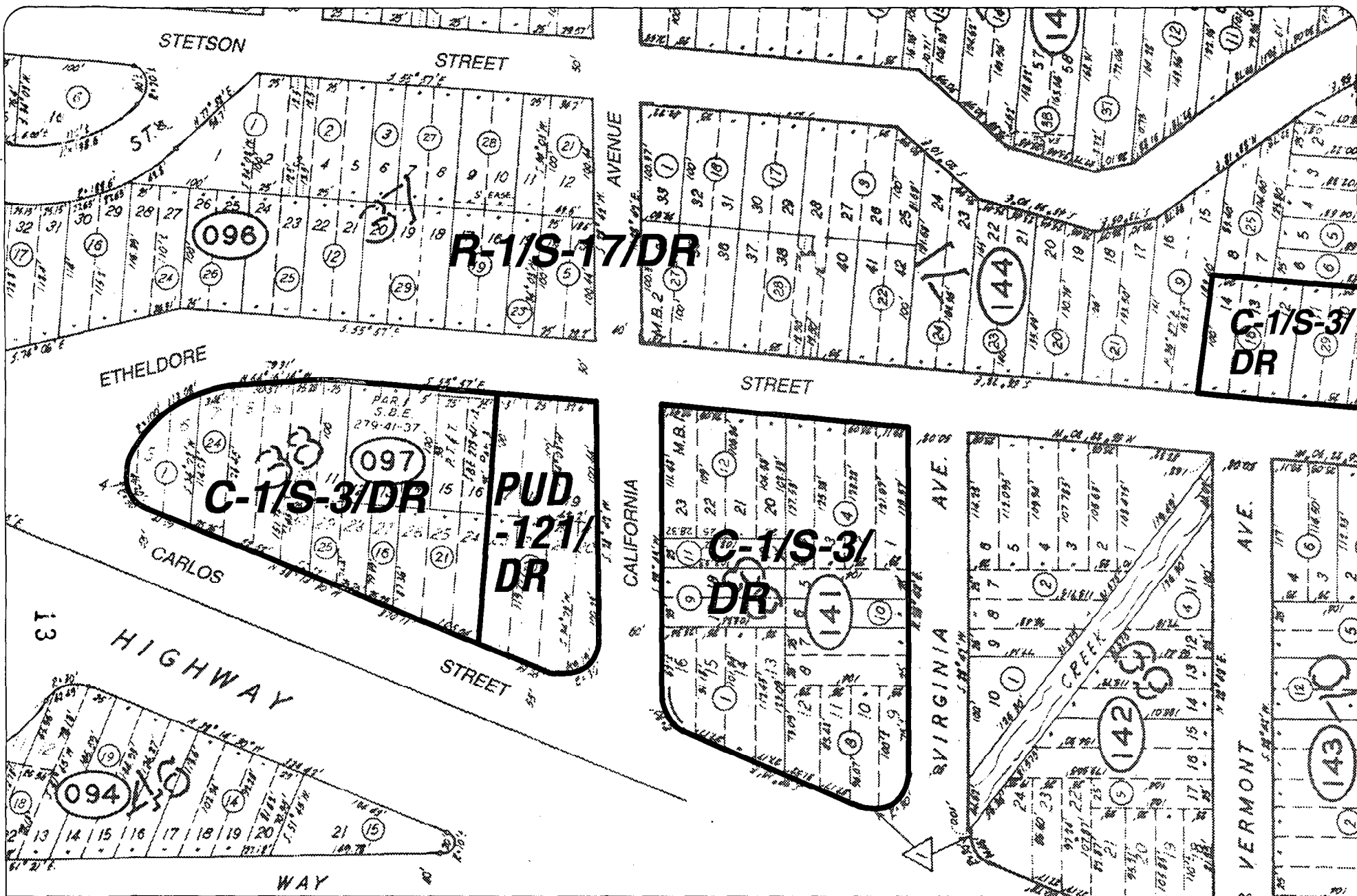
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**San Mateo County Board of Supervisors Meeting**

Applicant: Dana Ross

Attac

File Numbers: PLN2002-00247



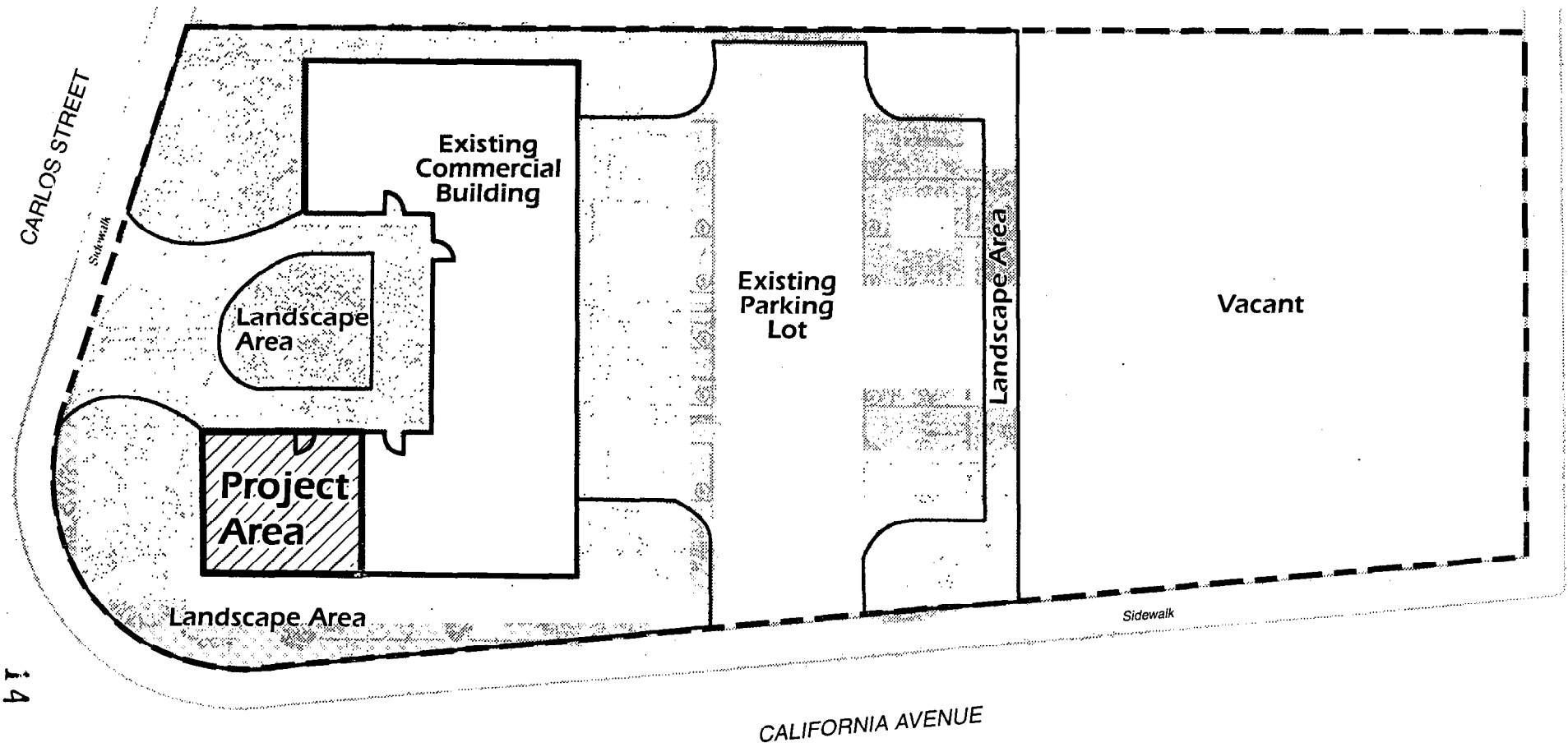
**San Mateo County Board of Supervisors Meeting**

Applicant: Dana Ross

Attachment: F

File Numbers: PLN2002-00247





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### PLOT PLAN

## San Mateo County Board of Supervisors Meeting

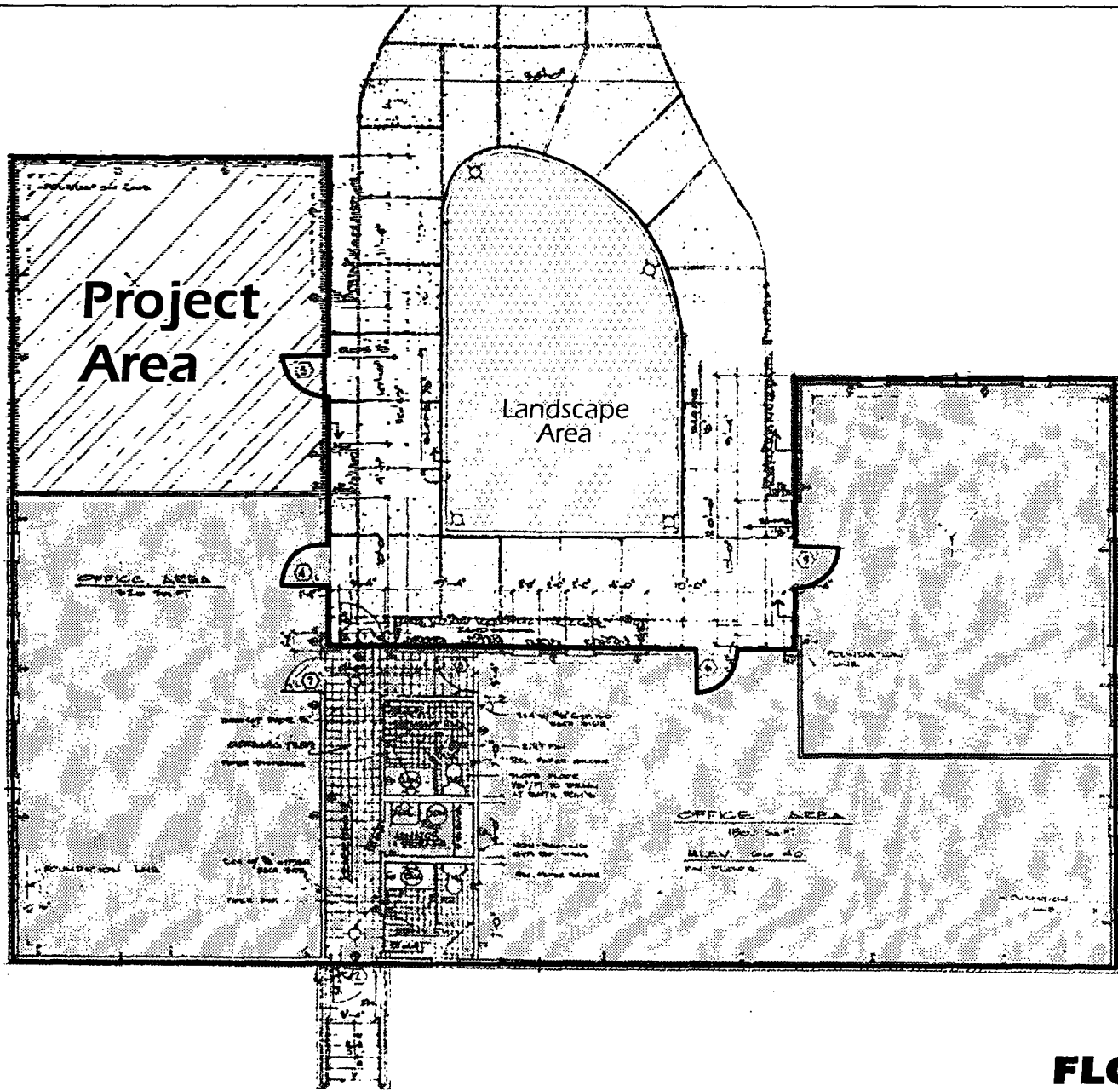
Applicant: Dana Ross

Attachment: G

File Numbers: PLN2002-00247



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# FLOOR PLAN

## San Mateo County Board of Supervisors Meeting

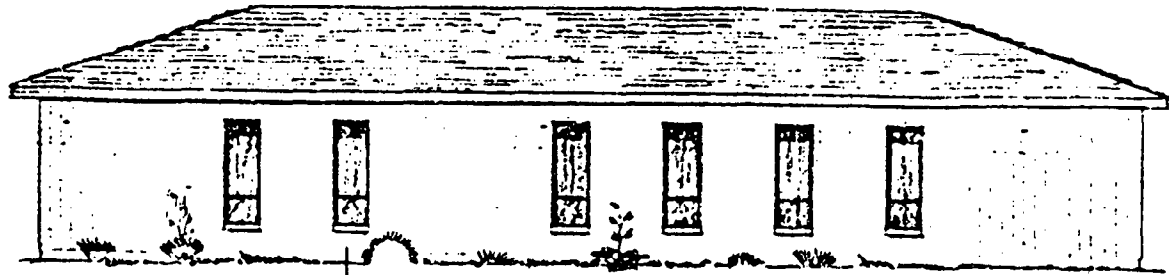
Applicant: Dana Ross

File Numbers: PLN2002-00247

Attachment: H

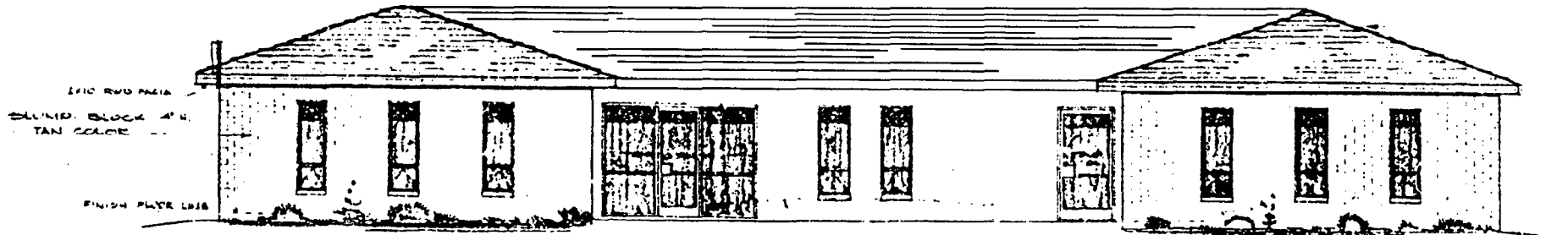






SOUTH - EAST ELEVATION

REMOVE SECTION TO OPEN UP  
TO NORTH GARAGE (TYP)



SOUTH - WEST ELEVATION

EIFS 800 PANEL  
SLURRY BLOCK 4" x 4"  
TAN COLOR

FINISH FLOOR LINE

16



NORTH - WEST ELEVATION

# ELEVATIONS

## San Mateo County Board of Supervisors Meeting

Applicant: Dana Ross

Attachment: 2

File Numbers: PLN2002-00247