



**SAN RAFAEL ZONING ADMINISTRATOR  
REGULAR HEARING  
June 5, 2024**

**Minutes**

Continued Item 1. 10:02  
– 10:08 am

**25 Dodie Street.** Request for a Use Permit to allow for the use of a gymnastic and parkour facility at 25 Dodie Street; APN: 018-142-38; General Commercial (GC); Owner: Dan Mayer, Applicant: Kevin Bull UP24-004 (PLAN24-019)  
**Project Planner: Michaela O'Brien, Assistant Planner**

**PERMITS REQUIRED**

Pursuant to San Rafael Municipal Code (SRMC) Section 14.05.020, a conditional use permit is required for recreational facilities (indoor) under the subsection fitness/recreation facility and specialized education.

**PROJECT DESCRIPTION**

The subject project proposes to include equipment required for the proposed use which includes but is not limited to tumble tracks, bars, and various mats within the existing space. The space has a total of 16,267 square feet. The use proposed provides a variety of fitness/recreational facilities from gymnastics to parkour. Hours of operation include Monday, Wednesday, and Friday 5:00 am to 9:00 pm, and Tuesday and Thursday 5:00 am to 7:30 pm. Saturday and Sunday from 5:00 am to 12:00 pm with occasional events in the afternoon that will not extend past 9:00 pm.

**PUBLIC HEARING**

On June 5, 2024, a Zoning Administrator hearing was convened for this permit (PLAN24-019). The Acting Zoning Administrator for this meeting, Renee Nickenig, opened the hearing at 10:02 am.

**A. Planner Presentation**

The Project Planner, Michaela O'Brien, provided an overview of the proposed project, the project findings for approval, and the draft project conditions.

**B. Applicant presentation**

The applicant, Kevin Bull, was present at the meeting and gave a brief presentation on the proposed use.

**C. Public Comments**

No public comments were received prior to the hearing or during the hearing.

**D. Zoning Administrator Discussion**

The Zoning Administrator reviewed the project for decision.

**E. Action**

The Zoning Administrator approved the request for a Conditional Use Permit based on the findings and subject to the conditions included in the staff report.

The Zoning Administrator noted that any aggrieved party may appeal the decision pursuant to SRMC Section 14.28.030 – Filing and time limit of appeals, by submitting a letter of appeal and the appropriate fees within five (5) working days of the date of approval, or by **June 12, 2024 at 5:00 p.m.** the project shall become effective at the end of the appeal period.



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Renee Nickenig, Acting Zoning Administrator

Date June 5, 2024