

# Zoning Administrator Hearing

Wednesday, June 5, 2024  
10:00 AM

Join In-Person Meeting:  
Community Development Small Meeting  
Room San Rafael City Hall  
1400 Fifth Avenue, 3<sup>rd</sup>  
Floor San Rafael, CA  
94901

Join Virtual Meeting:  
Zoom Website/App: <http://tinyurl.com/ZA-Hearing-2024> or  
Telephone: (669) 444-9171  
Meeting ID: 832 2935 4287#

## Agenda

1. Continued: 25 Dodie Street – Conditional Use Permit for a  
Gymnastics and Parkour facility – PLAN24-019

Request for Conditional Use Permit to allow the use of a gymnastics and parkour facility within the existing space located at 25 Dodie Street.

2. Adjournment



**SAN RAFAEL**  
THE CITY WITH A MISSION

Community Development Department –  
Planning Division

**Meeting Date:** June 5, 2024

**Project Number(s):** UP24-004 (PLAN24-019)

**Project Planner:**  
Michaela O'Brien, Assistant Planner

**Agenda Item:** 1

**REPORT TO ZONING ADMINISTRATOR**

**SUBJECT:** 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); UP24-004 (PLAN24-019)

**EXECUTIVE SUMMARY**

Pursuant to San Rafael Municipal Code (SRMC) Table 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 and includes but is not limited to tumble tracks, bars, various mats, and more. The use proposed provides a variety of fitness/recreational facilities from gymnastics to parkour. Hours of operation include Monday Wednesday 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.

**FINDINGS**

**Findings for Use Permit UP24-004**

CEQA Finding			
	Yes	VALID	
The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) and none of the exceptions of Section 15300.2 apply.	X	YES	Section 15301 ("Existing Facilities")
Use Permit (SRMC §14.22.080)			
	Yes	No	
Finding A			
That the proposed use is in accord with the general plan, the objectives of the zoning ordinance, and the purposes of the district in which the site is located:	X		<i>The site is designated as Community Commercial Mixed Use on the 2024 General Plan Land Use Map, aligning with the NH-2.18 education support in the southeast/canal area. This proposal aims to diversify the economic foundation of the surrounding region by encouraging strategically placed businesses. These business</i>

			<i>would not only offer local job opportunities but also contribute to the city's tax revenue.</i>
<b>Finding B</b>			
That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, or to the general welfare of the city:	X		<i>The proposed use of a gymnastics facility, along with any associated conditions, should not pose a threat to public health, safety, or welfare. It should also not cause significant harm to nearby properties or developments, nor compromise the overall well-being of the city.</i>
<b>Finding C</b>			
That the proposed use complies with each of the applicable provisions of the zoning ordinance:	X		<i>For the reasons states above, the project, as proposed and conditioned, complies with Chapter 14 (Zoning) of the San Rafael Municipal Code (SRMC)</i>

**CONDITIONS OF APPROVAL**

**Conditions of Approval for UP24-004**

1. Approved Use. This Conditional Use Permit allows for the use of recreational facilities (indoor) and specialized education at 25 Dodie Street, SRMC Section 14.05.020.
2. Hours of Operation. The hours of operation allowed are between the hours of 5:00 am and 9:00 pm.
3. Plans and Representations Become Conditions. Except as modified by these conditions of approval, all information and representations, whether oral or written, as presented for approval on plans, submitted **3/6/2024** and on file with the Community Development Department, Planning Division, shall be the same as required for the issuance of a building permit, except as modified by these conditions of approval. Minor modifications or revisions to the project shall be subject to review and approval by Planning staff. Modifications deemed not minor by the Community Development Director may require review and approval as an amendment to this Use Permit by Planning staff.
4. Subject to All Applicable Laws and Regulations. The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Building Division, Public Works Department and other affected City divisions and departments. (SRMC §14.16.225.B.1).
5. Revocation. The City reserves the right to bring this application up for revocation per SRMC 14.21.150 and as provided in Chapter 14.29 of the San Rafael Zoning Ordinance for any use that is found to be in violation of any of these conditions of approval.
6. Permit Validity. This Permit shall become effective on **June 12th, 2024** and shall be valid for a period of two (2) years from the date of final approval or **June 12th, 2026**, and shall become null and void if a building permit is not issued or a time extension granted by **June 12th, 2026**. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced. A permit for

the use of a building or a property is exercised when, if required, a valid City business license has been issued, and the permitted use has commenced on the property.

7. The Department of Public Works monitor queues associated with pick-up/drop-off activity at 25 Dodie Street. If queues are regularly observed extending to Simms Street or otherwise negatively impacting the Public Right-of-Way, the applicant shall collaborate with the City to make modifications to the satisfaction of the City Engineer.

Examples of mitigation measures include but are not limited to the following operational changes:

- a. Stagger class start and end times to minimize the amount of concurrent pick-up and drop-off activity.
  - b. Designate a traffic control officer to direct pick-up and drop-off vehicles and prevent dwelling within the drive aisles for significant periods.
8. Prior to issuance of building permit, the applicant shall reimburse the City for the cost of the traffic assessment, up to a maximum total amount of \$9,200.

## **PUBLIC COMMENT**

Notice of hearing for the project was conducted in accordance with noticing requirements contained in Chapter 29 of the Zoning Ordinance. A Notice of Public Hearing was mailed to all property owners and occupants within a 300-foot radius of the subject site and all other interested parties, 15 calendar days prior to the date of this hearing. No public comment has been received by the date of this staff report.