This meeting was conducted utilizing the teleconferencing software Zoom and is consistent with the State of California Executive Order N-29-20 dated March 17, 2020 regarding the Coronavirus (COVID-19) pandemic.

CALL TO ORDER: Zoning Administrator Clifford Nguyen called the meeting to order at 3:00 p.m.

PRESENT: Zoning Administrator Clifford Nguyen
Hang Zhou, Planner II
Trish Cordova, Recording Clerk
Maria Salinas, Recording Clerk

CONSENT CALENDAR None

PUBLIC HEARING ITEMS

Item 1. RENEW MD ZAP – 5657 AUTO MALL PARKWAY – (PLN2021-00100) – To consider a Zoning Administrator Permit to allow the establishment of a new 3,171-square-foot beauty salon that includes skincare service, skincare product retail, and skin laser treatment in an existing building located at 4657 and 5657 Auto Mall Parkway in the Bayside Industrial Community Plan Area, and to consider a finding that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities.

Zoning Administrator Clifford Nguyen brought attention to the presence of a Green Sheet, indicating notes and corrections, as follows:

Modifications appear in italics, new text is underlined, and deleted text appears as strikethrough.

Staff requests that the following corrections be included in the Conditions of Approval:

Conditions of Approval:

Allowable Uses: No massage as defined per FMC 18.25.1820 is allowed at this location. The allowable uses approved under PLN2021-00100 would only be limited to the following:
• Skin texture, tone and tightening
• Wrinkle reducers and face contouring
• Bodysculpting and weight loss
• Hair, eye lashes and eyebrows removal and restoration
• Permanent makeup and tattoo Removal
• Medical Grade Facials and body laser treatment as an accessory use
• Skincare product retail as an accessory use

The public hearing was opened and there were no public speakers.

The Zoning Administrator took the following action on Item 1:

HELD PUBLIC HEARING; AND
FOUND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CEQA GUIDELINES SECTIONS 15301, EXISTING FACILITIES, 15304, MINOR ALTERATIONS TO LAND, AND 15183, AS A PROJECT CONSISTENT WITH GENERAL PLAN DEVELOPMENT DENSITY AND POLICIES AND ZONING; AND
FOUND THAT PLN2021-00100, A ZONING ADMINISTRATOR PERMIT TO ALLOW THE ESTABLISHMENT OF A NEW BEAUTY SALON THAT INCLUDES SKINCARE SERVICE, SKINCARE PRODUCT RETAIL, AND SKIN LASER TREATMENT IN AN EXISTING BUILDING, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY’S EXISTING GENERAL PLAN; AND
APPROVED PLN2021-00100, AS SHOWN ON EXHIBITS “A,” SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL IN EXHIBIT “B.”

Item 1 was approved based on finding and subject to conditions.

ADJOURNMENT

Meeting adjourned at 3:04 p.m.

APPROVED BY:

Clifford Nguyen
Zoning Administrator