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
Marc Cleveland, Planner I

CONSENT CALENDAR None

PUBLIC HEARING ITEMS

Item 1. **ELITE KUNG FU ACADEMY – 42876 Albrae Street – (PLN2021-00155)** – To consider a Zoning Administrator Permit to allow a martial arts studio operating in a 5,811 square foot tenant space located at 42876 Albrae Street in the Bayside Industrial Community Plan Area, and to find that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline 15301, Existing Facilities.

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 SECTION 15301;

AND

FOUND THAT PLN2021-00155, A ZONING ADMINISTRATOR PERMIT FOR A MARTIAL ARTS STUDIO, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE CITY’S EXISTING GENERAL PLAN;

AND

APPROVED PLN2020-00155, AS SHOWN ON EXHIBIT “A,” SUBJECT TO FINDINGS AND CONDITIONS OF APPROVAL IN EXHIBIT “B.”
Item 1 was approved with the following additional condition of approval:

5. **Maximum Number of Students.** There shall be no more than 14 students on site per class. Should the applicant and/or operator request to increase the number of students per class, a written request shall be submitted to the Zoning Administrator. At the discretion of the Zoning Administrator, he or she may approve the request if the proposed increase in the number of students is not found to cause substantial impact on adjacent users and parking.

**ADJOURNMENT**

Meeting adjourned at 3:06 p.m.

APPROVED BY:

Clifford Nguyen
Clifford Nguyen
Zoning Administrator