



Legislation Details (With Text)

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Title:	Report regarding a Conditional Use Permit Modification to approved Conditions of Approval to allow extended business hours, indoor live entertainment, and private events at Hometown Bowl located at 237 El Camino Real in the El Camino Real Mixed Use (ECRMX) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code, and determination that the project modification is consistent with the previously adopted CEQA exemption. (Stephanie Skangos, Associate Planner)		

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment 1 - Planning Commission Approved Conditions of Approval as of June 18, 2020, 2. Attachment 2 - Proposed Conditions of Approval with modifications as of November 17, 2022, 3. Attachment 3 - Applicant Write-up of Compliance with Conditions of Approval, October 2022

Date	Ver.	Action By	Action	Result
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Report regarding a Conditional Use Permit Modification to approved Conditions of Approval to allow extended business hours, indoor live entertainment, and private events at Hometown Bowl located at 237 El Camino Real in the El Camino Real Mixed Use (ECRMX) Zoning District in accordance with Title 20 of the South San Francisco Municipal Code, and determination that the project modification is consistent with the previously adopted CEQA exemption. (*Stephanie Skangos, Associate Planner*)

RECOMMENDATION

Staff recommends that the Planning Commission open a public hearing, receive this staff report with staff proposed modifications to Condition of Approval No. 13 and No. 18, and then approve the Use Permit Modification and accept completion of Condition of Approval No. 16, requiring regular four-, eight-, and twelve-month reviews regarding the approved Conditional Use Permit (UP19-0020) to allow extended business hours, indoor live entertainment, and private events at Hometown Bowl.

MOTION TO ADOPT STAFF RECOMMENDATION

(1) Accept the twelve-month review and determine that Condition No. 16 issued on June 18, 2020 has been satisfied, and approve Use Permit Modification modifying Conditions Nos. 13 and 18 issued on June 18, 2020 as recommended by staff and included in Attachment 2.

BACKGROUND

On June 18, 2020, a Conditional Use Permit was approved by the Planning Commission for Hometown Bowl, located at 237 El Camino Real, allowing extended business hours, indoor live entertainment, and private events at the bowling center. Hometown Bowl, formerly known as Brentwood Bowl, which was originally approved by the City Council in 1951, consists of 16 bowling lanes, amusement arcade with 10 amusement devices (arcade and video games), six pool tables, a bar, and a restaurant/café. The approved business hours are

Monday through Thursday, 3 p.m. to 12 a.m.; Friday, 3 p.m. to 2 a.m.; Saturday, 10 a.m. to 2 a.m.; and Sunday, 10 a.m. to 12 a.m. Live entertainment and special events are subject to the approval of an event permit from the Police Department at least 30 days in advance of each event.

Approval of Hometown Bowl's Use Permit included several Conditions of Approval (see Attachment 1) to ensure proper management of the bowling center operations and help mitigate any negative impacts to the surrounding residential neighborhood, including the requirement for four-, eight-, and twelve-month reviews and the ability to modify and/or revoke the Use Permit if full compliance is not met.

On April 21, 2022, the Planning Commission conducted the required eight-month review of Hometown Bowl's Use Permit. Although the Use Permit was approved in June 2020, Hometown Bowl was not able to commence full operations until a year later on June 15, 2021, due to State and local restrictions on businesses as a result of the COVID pandemic. This review constitutes the required twelve-month, and final, review of Hometown Bowl's operations and compliance with the Conditions of Approval.

DISCUSSION

Compliance with Conditions of Approval

Staff has reviewed each of the approved Conditions of Approval for compliance. The applicant was also tasked with providing compliance information to staff for each Condition of Approval (see Attachment 3).

Since the completion of the required eight-month review in April 2022, the applicant has continued to successfully comply with most of the approved Conditions of Approval, and only two remain outstanding.

Below are the approved Conditions of Approval that have yet to be complied with, followed by staff discussion.

Planning Division Condition No. 13

Text of condition: "The business owner/operator shall repaint the exterior façade along El Camino Real and explore options to incorporate the previous bowling mural. Paint samples for the exterior shall be submitted to the Planning Division within 30 days from the date of approval of the Use Permit."

Staff Response: The applicant is still working with the City to repaint the exterior façade of the establishment along El Camino Real. The applicant has attempted to raise funds to restore the Astro Boy mural to no avail; if project funding is established, the applicant is open to revisiting the project.

Due to the outstanding nature of this Condition, staff recommends revising the language to read as follows:

No. 13: The business owner/operator shall explore opportunities to repaint the exterior façade along El Camino Real and explore options to incorporate the previous bowling mural as funding becomes available. Paint samples for the exterior shall be submitted to the Planning Division for review prior to completion. ~~within 30 days from the date of approval of the Use Permit.~~

Planning Division Condition No. 18

Text of condition: "The business owner/operator shall obtain sound readings from four separate areas adjacent to the establishment, including near the main entrance, within the alleyway, and across the street, to demonstrate compliance with SSFMC Chapter 8.32, Noise Regulations. The sound readings shall be submitted to the Planning Division prior to hosting live entertainment or within 30 days from the date of the Use Permit approval, whichever occurs first, and should reflect accurate noise levels during amplified live music events. If

the sound readings are above the permissible sound levels outlined in SSFMC Chapter 8.32, Noise Regulations, the business owner/operator shall install noise attenuation measures, as discussed in Condition No. 7 above. Sound readings shall be obtained from the same locations after implementation of noise attenuation measures and submitted to the Planning Division.”

Staff Response: In the applicant’s write-up of compliance with the approved Conditions of Approval (see Attachment 3), it is mentioned that work with an AV team to ensure that noise requirements are met have been continuous; however, copies of any completed sound readings have not been provided to Planning staff. Therefore, compliance with this condition is still outstanding and shall be submitted within 30 days of the twelve-month review.

Staff recommends revising the language to read as follows:

No. 18: The business owner/operator shall obtain sound readings from four separate areas adjacent to the establishment, including near the main entrance, within the alleyway, and across the street, to demonstrate compliance with SSFMC Chapter 8.32, Noise Regulations. The sound readings shall be submitted to the Planning Division prior to hosting live entertainment or within 30 days from the date of the Use Permit approval, whichever occurs first, and should reflect accurate noise levels during amplified live music events. If the sound readings are above the permissible sound levels outlined in SSFMC Chapter 8.32, Noise Regulations, the business owner/operator shall install noise attenuation measures, as discussed in Condition No. 7 above. Sound readings shall be obtained from the same locations after implementation of noise attenuation measures and submitted to the Planning Division within 30 days of acceptance of the twelve-month review.

Safety and Security Concerns

Since the eight-month review of Hometown Bowl’s Use Permit in April 2022, the South San Francisco Police Department (SSFPD) has responded to Hometown Bowl 37 times, with 34 of those being self-initiated contacts by officers, a further decrease in calls for service compared to the period covering the required eight-month review (November 2021 to April 2022). Calls for service from April 2022 to present are down 40% from the previous review period (November 2021 to April 2022) and down 85% from the initial review period (June to October 2021).

While there are still concerns related to large crowds of customers loitering outside the business and spilling into the neighboring residential area and/or nearby businesses, customers leaving intoxicated, and loud noise, either emanating from the business or by customers loitering in the area because of the nature of the use, safety and security issues are continuously being addressed due to compliance with the approved Conditions of Approval.

ZONING CONSISTENCY ANALYSIS

The project site is located in the El Camino Real Mixed Use (ECRMX) Zoning District. Per South San Francisco Municipal Code (SSFMC) Section 20.090.002 (Land Use Regulations-Commercial, Office, and Mixed-Use Districts), Commercial Entertainment and Recreation uses are allowed subject to approval of a Conditional Use Permit. Additionally, pursuant to SSFMC Section 20.490.002 (Us

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Conditional Use Permit. Additionally, pursuant to SSFMC Section 20.490.002 (Use Permit Applicability), Use Permit approval is required for any use with hours of operation between midnight and 6 a.m., except for properties within the Mixed Industrial Zone District that do not directly abut another zone district, and for any commercial use with live entertainment. The required use permits have been secured by Hometown Bowl.

GENERAL PLAN CONSISTENCY ANALYSIS

The General Plan Land Use Designation for the project site is El Camino Real Mixed Use. This designation is intended to accommodate high-intensity active uses and mixed-use development in the South El Camino Real area. Commercial recreation is an encouraged use within this land use designation.

ENVIRONMENTAL REVIEW

At the time of Use Permit approval in June 2020, the project was determined to be categorically exempt under the provisions of CEQA, Class 1, Section 15301, Existing Facilities. This exemption covers the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This twelve-month review of the approved Use Permit for Hometown Bowl is not subject to the provisions of CEQA, as the review does not include any changes to the project.

CONCLUSION

On June 18, 2020, a Conditional Use Permit was approved by the Planning Commission for Hometown Bowl, allowing extended business hours, indoor live entertainment, and private events at the bowling center. Approval of Hometown Bowl's Use Permit included several Conditions of Approval to ensure proper management of the bowling center operations and help mitigate any negative impacts to the surrounding residential neighborhood.

Staff has reviewed Hometown Bowl's operations and compliance with the Conditions of Approval and finds that since the required eight-month review of the approved Use Permit in April 2022, the applicant has continued to successfully comply with the majority of the approved Conditions of Approval and address safety and security concerns with significant investment in on-site security and customer management during peak weekend evenings.

Therefore, staff recommends that the Planning Commission open a public hearing, receive this staff report with staff proposed modifications to Condition of Approval No. 13 and No. 18, and then approve the Use Permit Modification and accept completion of Condition of Approval No. 16, requiring regular four-, eight-, and twelve-month reviews regarding the approved Conditional Use Permit (UP19-0020) to allow extended business hours, indoor live entertainment, and private events at Hometown Bowl.

Attachments

1. Planning Commission Approved Conditions of Approval as of June 18, 2020
2. Proposed Conditions of Approval with modifications as of November 17, 2022
3. Applicant Write-up of Compliance with Conditions of Approval, October 2022