

SITE CHARACTERISTICS

LOT TYPE	Interior
SIZE	8,783+/-sf (as per DataQuick from the public record)
SLOPE	Effectively level
SHAPE	Rectangular
SOIL CONDITIONS	Unknown
INGRESS & EGRESS	Direct to the street
UTILITIES	Public, with adequate capacity for the current use
STREET IMPROVEMENTS	All installed

ZONING C-1 Neighborhood Commercial

ZONING COMMENTS In this zoning designation, permitted uses include retail uses including food markets, drug stores, liquor stores, and restaurants (but excluding firearm sales and marijuana operations), personal services, such as professional offices, shoe repair, barber/beauty shops, laundries, dry cleaning, banks and financial institutions, massage establishments (under 640sf), mixed-use buildings, and business and administration offices when located entirely above the ground floor of any commercial structure. Conditional uses subject to permit include service stations, retail alcohol sales and mini markets in conjunction with service stations, motels, drive-in restaurants, veterinary hospitals and clinics, special care and child care, business administration offices on the first floor, arcades, massage establishments over 640sf of treatment floor space, and one or more dwelling units in the same building as commercial use when located entirely above the ground floor. For mixed-use buildings there is a minimum site area of 2,000sf per dwelling unit. Parking requirements are as follows: For multi-family uses one space is required per studio unit, one and one half spaces are required per each one bedroom unit, and two spaces are required per each two bedroom unit. In addition one guest space is required per each four units. For retail uses one space is required per each 300sf of gross leasable space. Due to a density that exceeds that allowed by the zoning code and a lack of parking, the subject appears to be a legal non-conforming use which is common in the area and is taken into consideration in this valuation. In Pacifica, if a nonconforming use is damaged by fire by less than 50%, it can be restored. If the damage is greater than 50% the structure must comply with the zoning code.