



Daly City Planning Commission Agenda Report

333 - 90th Street ♦ Daly City ♦ California ♦ 94015 ♦ 650-991-8033

Meeting Date: September 1, 2026

Applications: Use Permit UPR-6-26-17087

Project Planner: Brian Paland, Assistant Planner

Project Location: 6232 Mission Street (APN 004-041-100)

Project Description: Change the use of an existing building from retail store to billiards hall

Applicants: George and Henry Khanouf
290 Alta Loma Ave.
Daly City, CA 94015

Property Owners: Mission Street LLC
PO Box 475370
San Francisco, CA 94147-5370

Environmental Assessment: Categorical Exemption under CEQA Guidelines 15301:
Minor Alteration of Existing Public or Private Structures

Applicable Daly Municipal Code Sections: Chapter 17.18 – C1 Light Commercial District
Chapter 17.44 – Use Permits

Site Information

Property Size	Existing Use	Proposed Use	General Plan Designation	Current Zoning
11,965 square feet (approx.)	Vacant Retail Building	Billiards Hall	Mixed Use (C-MU)	Mixed Use (C-MU)

Area Information

Land Use	Zoning
North: Retail Stores/Restaurant	Mixed Use (C-MU)
South: Paws Pet n Play/Indoor Dog Boarding	Mixed Use (C-MU)
West: Retail/Commercial	Mixed Use (C-MU)
East: Retail/Commercial	Mixed Use (C-MU)

Background

The applicants, George and Henry Khanouf, request approval to use an existing retail building for a billiards hall at 6232 Mission Street (see Attachment A – Site Location). The subject lot is approximately 11,965 square feet and located at the southern on parcel north of the intersection of Mission Street and San Jose Avenue. According to the City’s Building Permit records, the subject building was most recently used as the Dollar Tree retail store. The Zoning Ordinance requires the approval of a Use Permit for the operation of a billiards hall in the Commercial – Mixed Use (C-MU) zoning district.

Discussion

The proposed facility would provide a billiards hall that would contain 21 billiard tables, two snooker tables, and one air hockey table. The applicant has provided a narrative describing the business operation (see Attachment B – Operational Narrative). There will be customer seating areas and a television viewing area as shown on the floor plan (see Attachment C – Floor Plan). The applicant intends to serve packaged snacks and bottled beer (for which they will be applying for the required ABC permit). All activities will be conducted fully within the enclosed building.

Parking for the facility is provided by three parking spaces in an adjacent lot associated with the subject building. Since the Zoning Ordinance does not prescribe parking regulations for billiard halls, the Planning Division has determined that it is acceptable to use the same parking space requirement for general retail, one space for each 300 square feet. Since the existing building is therefore “legal, non-conforming,” so too would any use that occupies the building with the same parking requirement. Staff has added a finding to the Planning Commission findings identifying this parking nonconformity and outlining a rationale for allowing its continuance.

Staff has met with the City Attorney’s office and Police Department to discuss the proposal, and this group feels that given the primarily commercial nature of the adjacent land uses, the proposed use is appropriate with the limitation on the hours of operation. The applicant initially proposed to operate Sunday through Thursday 12:00 P.M. to 1:00 A.M. and Friday through Saturday 12:00 P.M. to 2:00 A.M.. Staff suggests a Condition of Approval that limits the operational hours to 12:00 A.M. daily and limits the hours for minors under the age of 18 to 8:00 P.M. weeknights and 10:00 P.M., Friday and Saturday. Additionally, staff has added conditions regarding security, lighting, and window covering for the billiards hall.

Findings

Staff finds that, as conditioned, the proposed Use Permit UPR-6-26-17087 complies with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, or be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. Approval of the proposed Use Permit UPR-6-26-17087, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the use of the site is complimentary to adjacent business and compatible with the Commercial Mixed-Use (CMU) Zoning District. These findings are based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission will conduct a public hearing on September 1, 2026; notice of said hearing was by newspaper publication on August 21, 2026, posting and first class mailing to property owners within 300 feet;
2. The Planning Commission has determined that the proposed billiard hall use is subject to the same parking space requirement for general retail, one space for each 300 square feet. Since the existing building is therefore “legal, non-conforming,” so too would any use that occupies the building with the same parking requirement. The proposed use does not therefore exacerbate an existing condition and shall too be considered legal, non-conforming.
3. The proposed use is appropriate at the subject location given its location in an area with primarily commercial zoning. Staff has added a condition limiting the hours of operation 12:00 A.M.. daily and limits the hours for minors under the age of 18 to 8:00 P.M. weeknights and 10:00 P.M., Friday and Saturday;
4. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and determined the proposed project is categorically exempt pursuant to CEQA Guidelines Section 15301.

Conditions of Approval

Staff recommends approval of Use Permit UPR-6-26-17087 based on the following conditions as specified by each Department and Division. These conditions need to be complied with prior to, or as part of, any building permit for the proposed improvements.

1. The use permit approval shall be valid for a period of one year from the date of City Council approval. The approvals shall terminate if a building permit has not been obtained and construction commenced within one-year of City Council approval of the project or if the applicant fails to obtain a valid business license.
2. The use permit and shall be valid only in conjunction with plans submitted and approved by the City Council. Any significant modifications and changes to the plans shall be treated as an amendment and shall be subject to review by a Council Committee appointed by the Mayor.
3. The applicant shall secure an approved tenant improvement plan from the City of Daly City Building Division prior to any occupancy of the building associated with the application. No occupancy of the property shall occur without proper authorization from the Building Division and North County Fire Authority. The applicant shall adhere to occupancy limits established by the Building Division and North County Fire Authority. Violations of established occupancy limits shall be grounds for revocation of this use permit.
4. The facility shall comply with the City of Daly City’s Smoking Ordinance. The applicant shall place signs stating that smoking is not permitted within 50 feet of building entrances and shall take proactive steps to enforce this requirement.
5. All windows shall have a maximum coverage of 25 percent to maintain visibility into the building interior.

6. The applicant shall install flush-mounted lighting on the underside of the building canopy protruding over the Mission Street sidewalk and wall pack lighting at San Jose Avenue, to the satisfaction of the Planning Division. Exterior lighting shall be downcast and maintained in operational condition.
7. The applicant shall conduct video surveillance of the premises for all hours the billiard hall is operational. The surveillance system shall be coordinated with the Police Department.
8. Hours of operation shall be limited to 12:00 P.M. for minors under the age of 18, hours shall be limited to 8:00 P.M. on weeknights and 10:00 P.M. on weekends.
9. Any arcade games, if proposed, including billiards tables that accept payment at the table, shall be registered with the City.
10. The applicant shall provide door security from 6:00 P.M. to 12:00 A.M., and such security shall be provided as required by Daly City Police Department.
11. The applicant shall stripe the parking lot area adjacent to Mission Street in accordance with requirements of the Building Division. The triangular area adjacent to the Mission Street sidewalk shall be striped to prevent cars parking on it and the City sidewalk.
12. The applicant shall ensure that all trash and refuse associated with the use shall be stored indoors until the day of trash collection.
13. The building exterior entrance on San Jose Avenue shall be reserved for emergency access only. The applicant shall take steps to ensure that loitering does not occur at this location.
14. All water services shall incorporate a reduced pressure principle back flow device. Existing fire suppression may utilize a double detector check assembly. If these devices are not present, they will be required as part of building permit approval.
15. If food service is planned in the future, it is recommended that the infrastructure to support that use is installed during initial construction. To combat fats, oils, and grease in the collection system, a gravity grease interceptor will be required if there is any food service, including heat and serve. Design and installation after initial construction can be much more difficult, more costly to install, and will be disruptive to the business.

Recommendations

Based on the findings enumerated above, staff recommends that the Planning Commission recommend that the City Council:

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment; and
3. Approve Use Permit UPR-06-26-17087 subject to the Conditions of Approved outlined herein.

Staff is available to provide any additional information desired by the Planning Commissioners.

Respectfully submitted,



Brian Paland
Assistant Planner



Micheal VanLonkhuysen
Acting Director of Economic and Community
Development

Attachments

Attachment A – Site Location

Attachment B – Operational Narrative

Attachment C – Floor Plan