PL 21-2892
Conditional Use Permit
9224 Las Tunas Drive

July 27, 2021

Planning Commission Meeting

Proposal

- Subdivide tenant space at 9224-9226 Las Tunas
- Dance studio to be at 9224 Las Tunas
- Wedding photography business at 9226 Las Tunas
- Dance Studio Hours: 4:30-8:30pm, Tuesday-Friday; 10am-noon; 2-6pm, weekends
- 8 students and 2 instructors at any one time

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Required Findings

- Complies with zoning code
- Consistent with general plan/specific plan
- Compatible with adjacent land uses
- Adequate access to/from/within site; adequately served by public facilities/services
- Not detrimental to property/improvements or general welfare of city

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Analysis

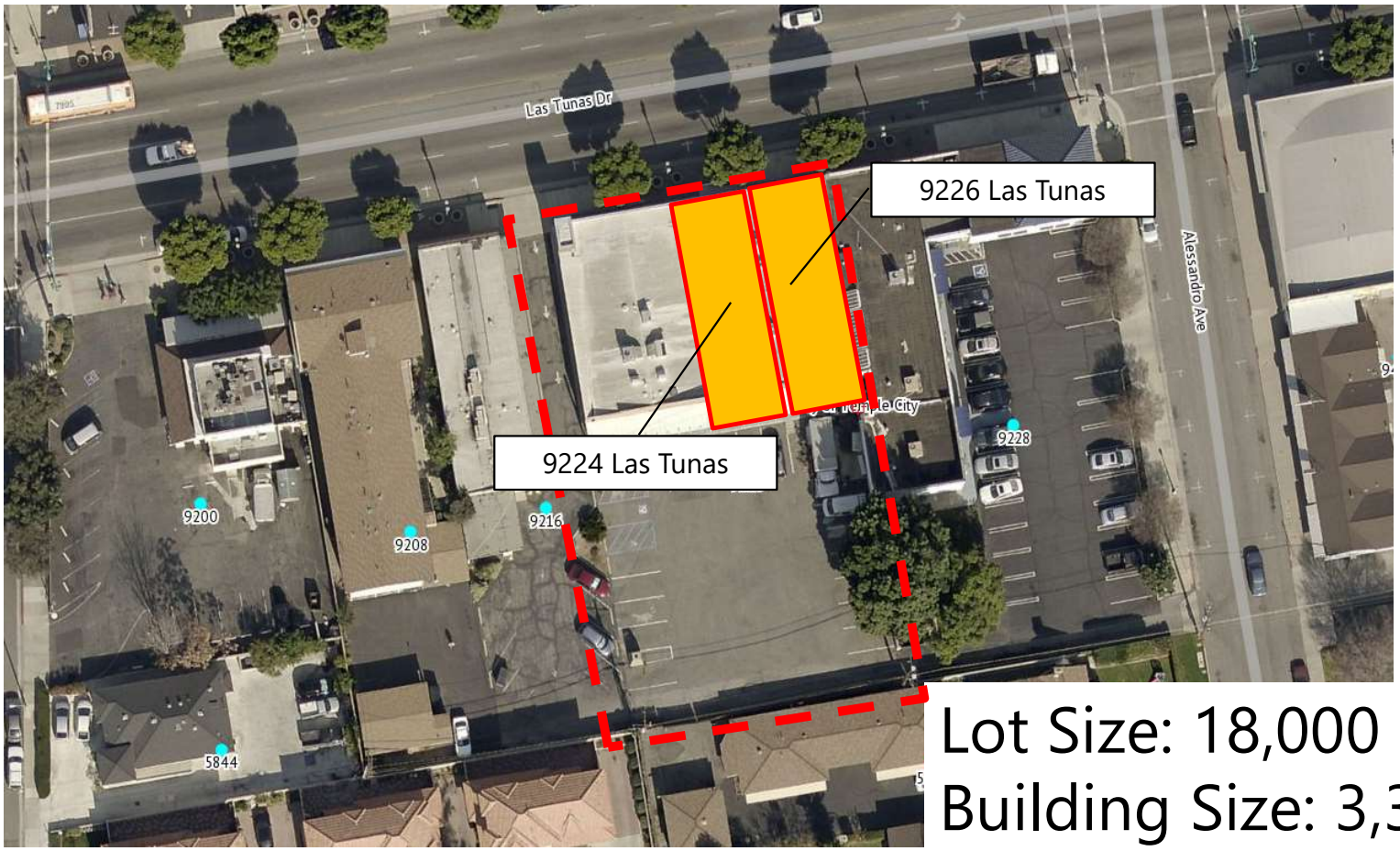
Land Use Compatibility

Traffic/Parking

Property Maintenance

Noise

Land Use Compatibility



Lot Size: 18,000 SF
Building Size: 3,312 SF
18 parking spaces

Land Use Compatibility

Zoning: LTC, Las Tunas Commercial

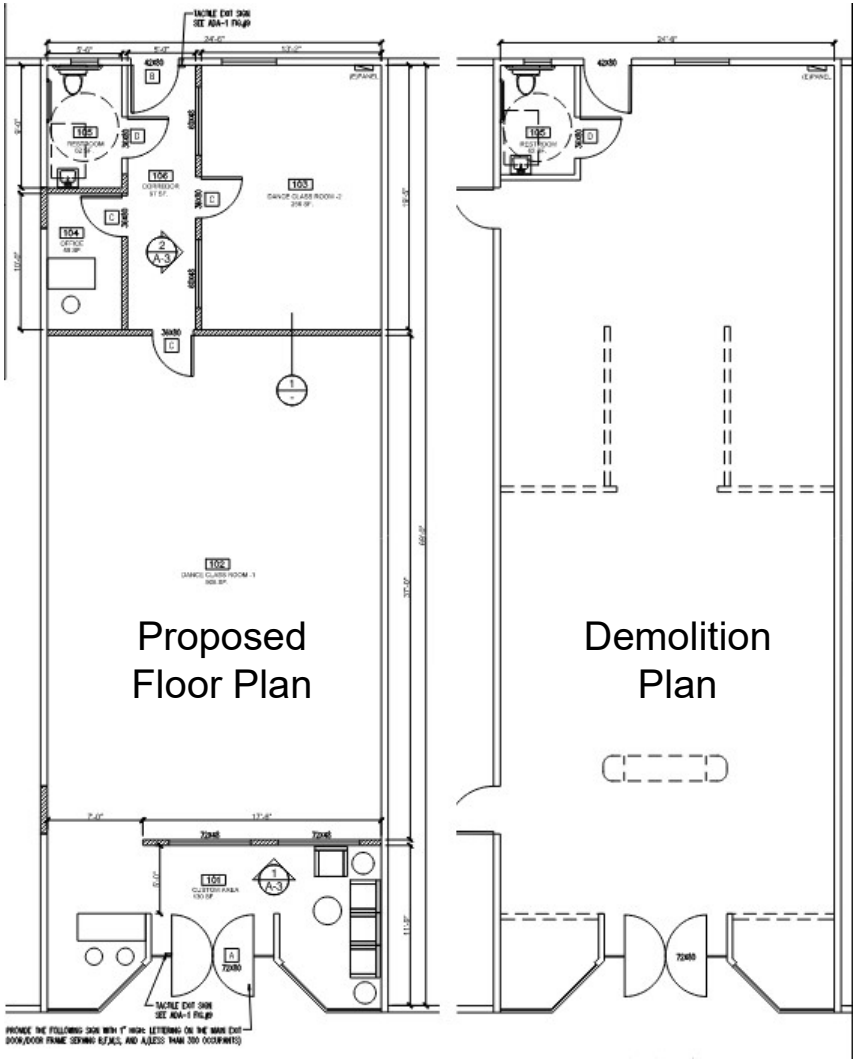


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Land Use Compatibility



Floor Plan



Parking

- 18 spaces; 1 disabled space.
- Parking Requirement: 1 per 333 S.F. (7 spaces)

- Required parking less than previous use
- New use not an “intensification”
- No additional parking required

- No traffic issues generated by existing businesses

Parking Lot Maintenance

- Weeds observed in parking lot
- Deemed a public nuisance
- **Condition**: remove weeds and slurry seal lot

- Trash bin not located in enclosure
- **Condition**: install trash enclosure; location to be approved by CDD Director

Parking Lot Maintenance



Parking Lot Maintenance



Noise

- 7am -10pm; must not exceed 65 decibels
- Sound caused by music; drop-off/pick-up activities
- **Condition**: keep doors closed during class
- **Condition**: minimize customer loitering
- **Condition**: will close by 8:30pm (weekdays) 6pm (weekends)

Recommendation

- Adopt Resolution finding that the project is exempt from CEQA and approving File 21-2892 subject to the proposed recommended conditions of approval

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