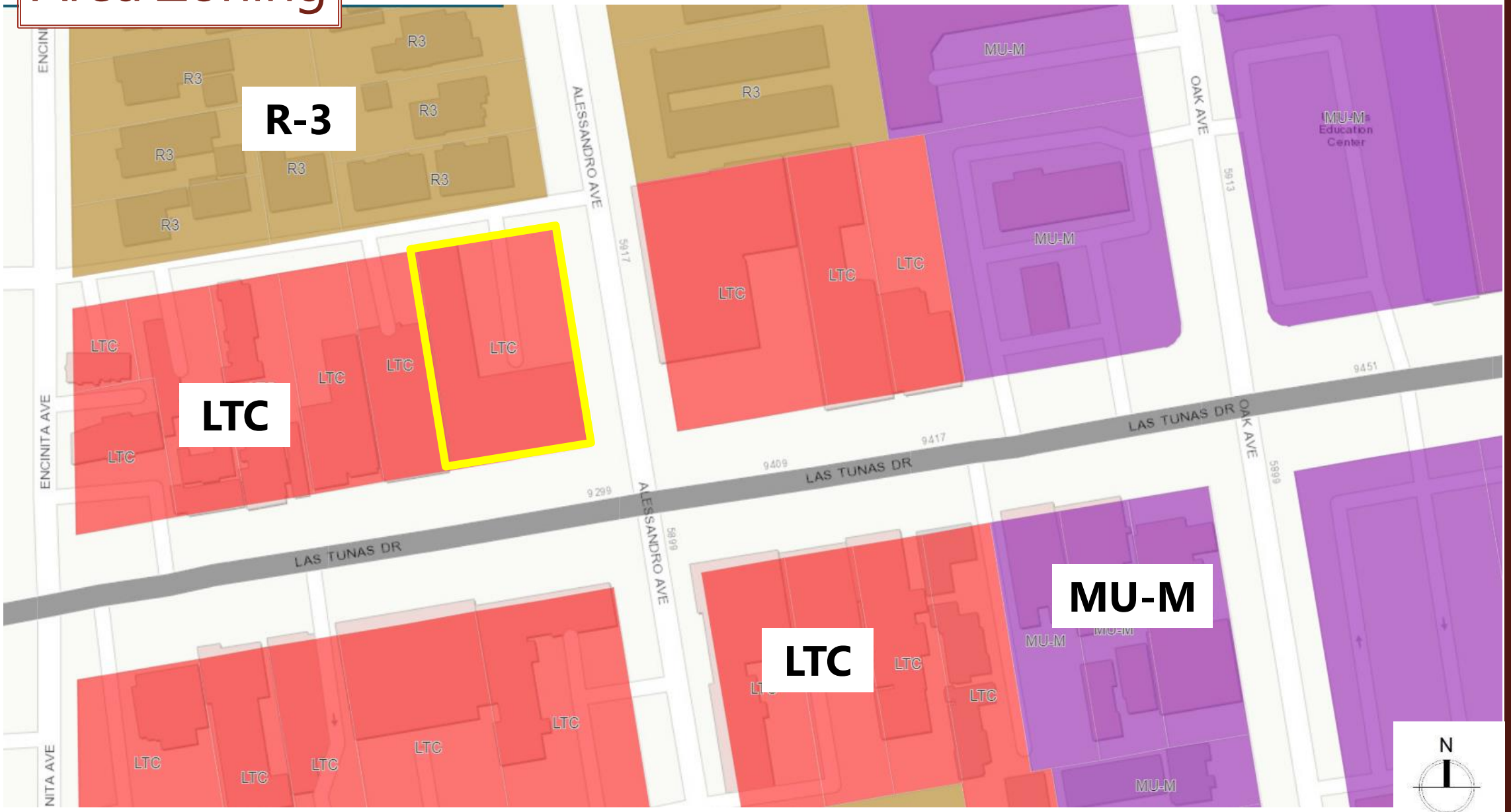
File PL 21-3024
9239 and 9241 Las Tunas Drive
Conditional Use Permit

Planning Commission Meeting

January 25, 2022

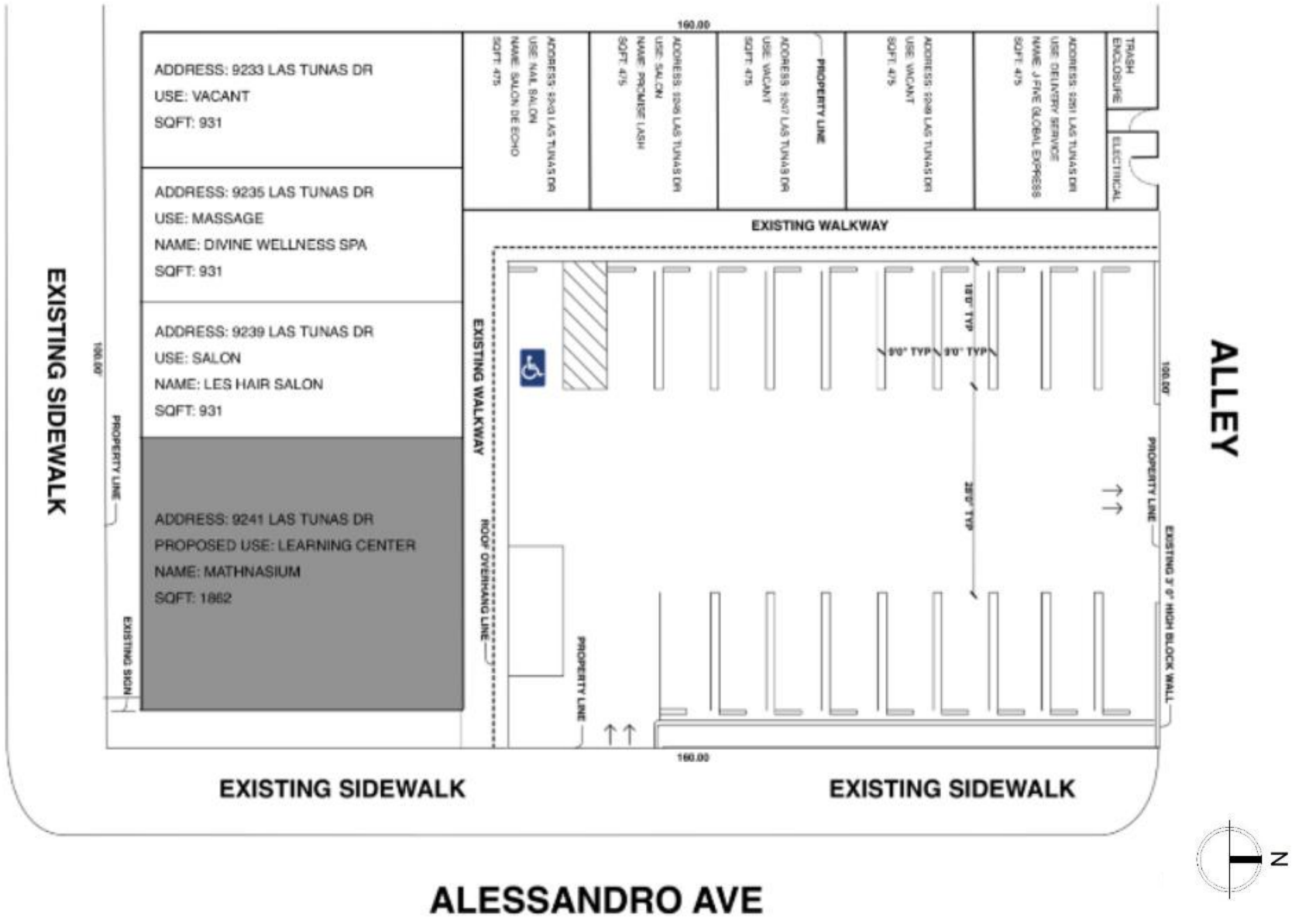
Area Zoning


R-3
LTC
MU-M
R3
LTC
MU-M
MU-M Education Center
ENCINITA AVE
ALESSANDRO AVE
OAK AVE
LAS TUNAS DR
9451
9417
9409
9299
5917
5913
5899
N

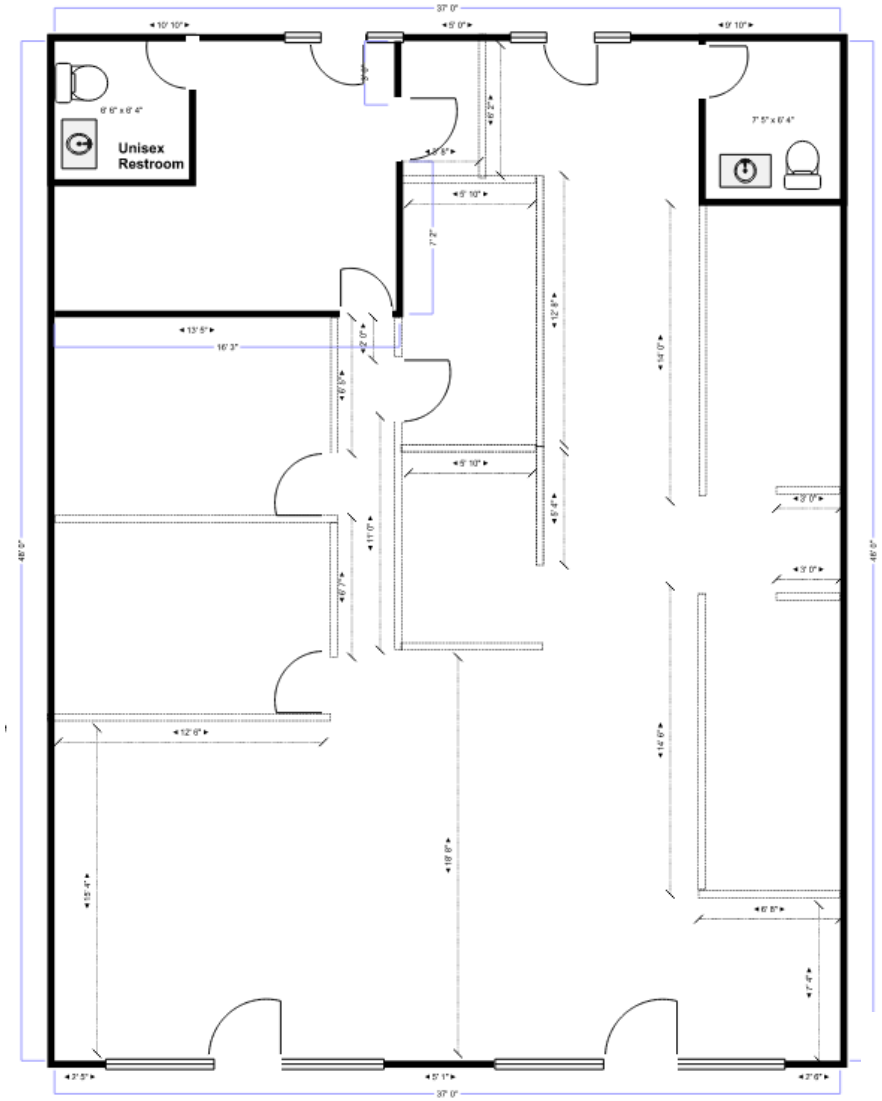
Project Description:

- 1,862 SF afterschool education business
- Hours of operation
  - Monday – Friday: 3:00 p.m. to 7:00 p.m.
  - Saturday & Sunday: 9:00 a.m. to 12:00 p.m.
- Maximum 15 students
- Maximum 3 employees
- Remove some interior walls

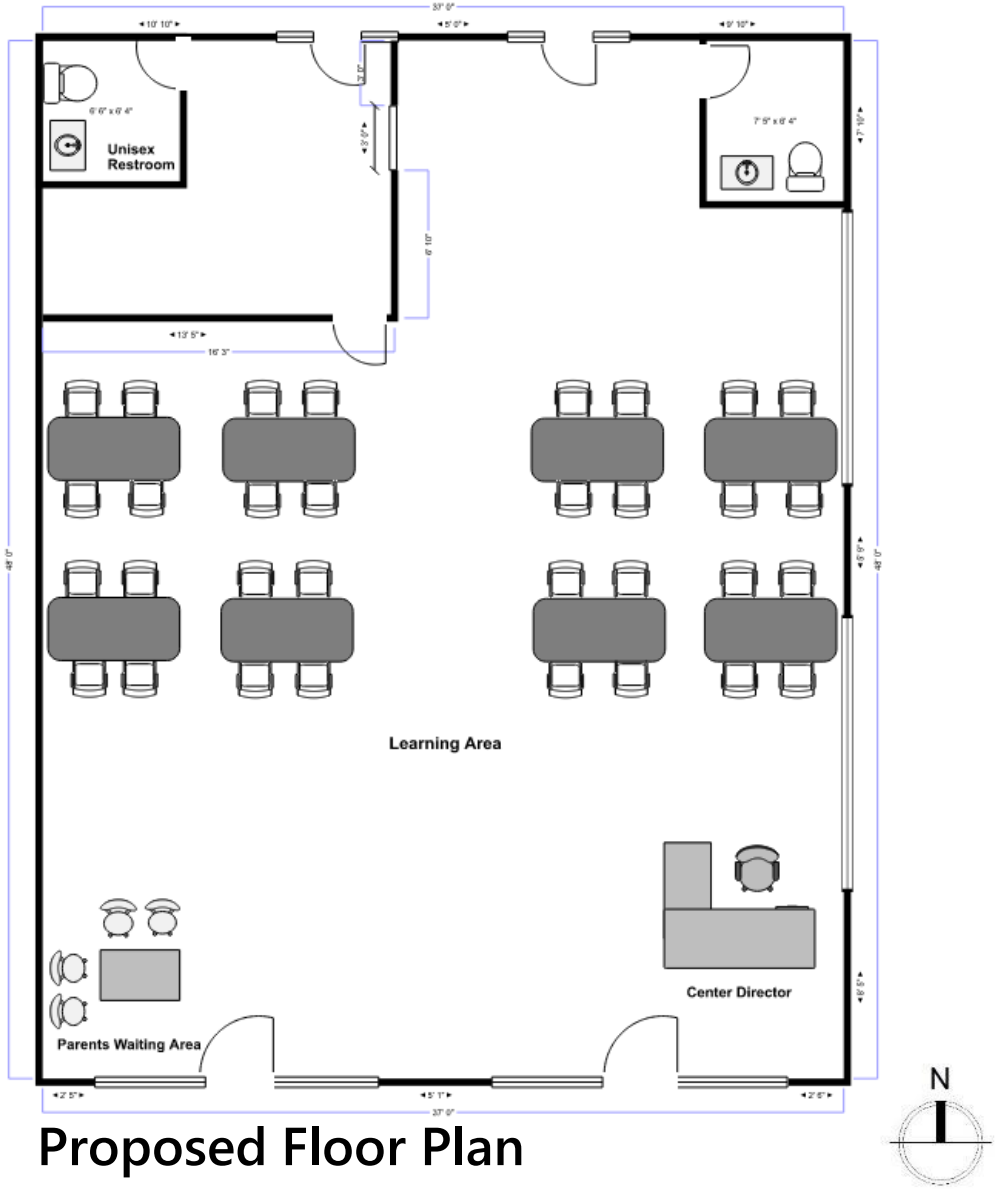
Floor Plan


LAS TUNAS DRIVE
EXISTING SIDEWALK
ADDRESS: 9233 LAS TUNAS DR
USE: VACANT
SQFT: 931
ADDRESS: 9235 LAS TUNAS DR
USE: MASSAGE
NAME: DIVINE WELLNESS SPA
SQFT: 931
ADDRESS: 9239 LAS TUNAS DR
USE: SALON
NAME: LES HAIR SALON
SQFT: 931
ADDRESS: 9241 LAS TUNAS DR
PROPOSED USE: LEARNING CENTER
NAME: MATHNASIUM
SQFT: 1862
190.00
PROPERTY LINE
EXISTING WALKWAY
EXISTING WALKWAY
ROOF OVERHANG LINE
PROPERTY LINE
PROPERTY LINE
EXISTING SIGN
TRASH ENCLOSURE
ELECTRICAL
9'0" TYP
9'0" TYP
18'0" TYP
26'0" TYP
EXISTING 3'-0" HIGH BLOCK WALL
160.00
ALLEY
EXISTING SIDEWALK
EXISTING SIDEWALK
ALESSANDRO AVE
N

Floor Plan



Existing Floor Plan



Proposed Floor Plan

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Analysis:

- Land Use Compatibility
- Traffic and Parking Impacts
- Noise
- Property Maintenance

Land Use Compatibility:

- Variety of office and personal service uses
- Multi-family properties to the north, 130 feet from the rear entrance

Traffic and Parking Impacts:

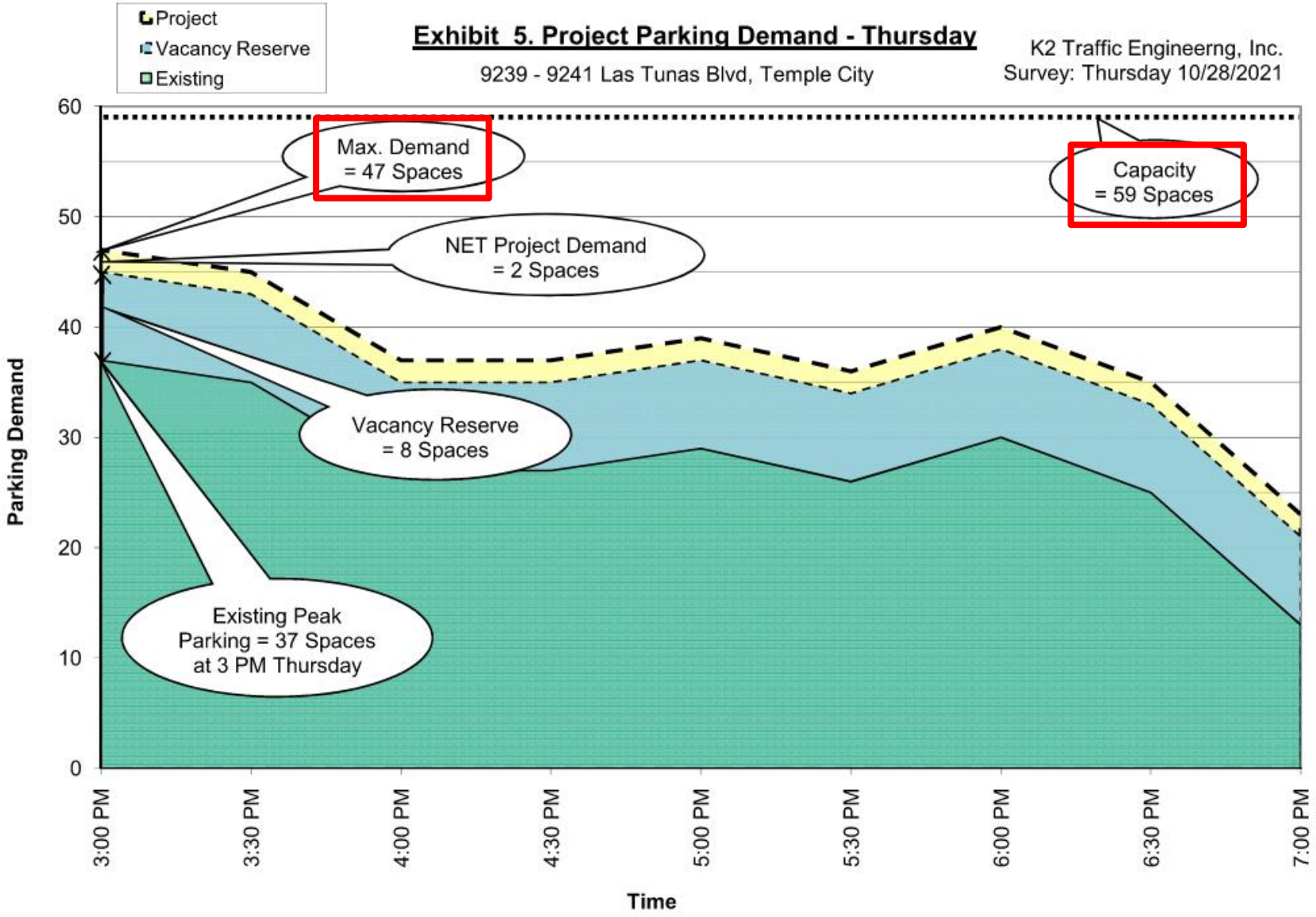
- Previous use 3 per 1,000 Sq.Ft.
- Proposed use 4 per 1,000 Sq.Ft.
- Center is short 4 parking spaces with the proposed use
- Parking study or alternative parking strategy

Traffic and Parking Impacts:

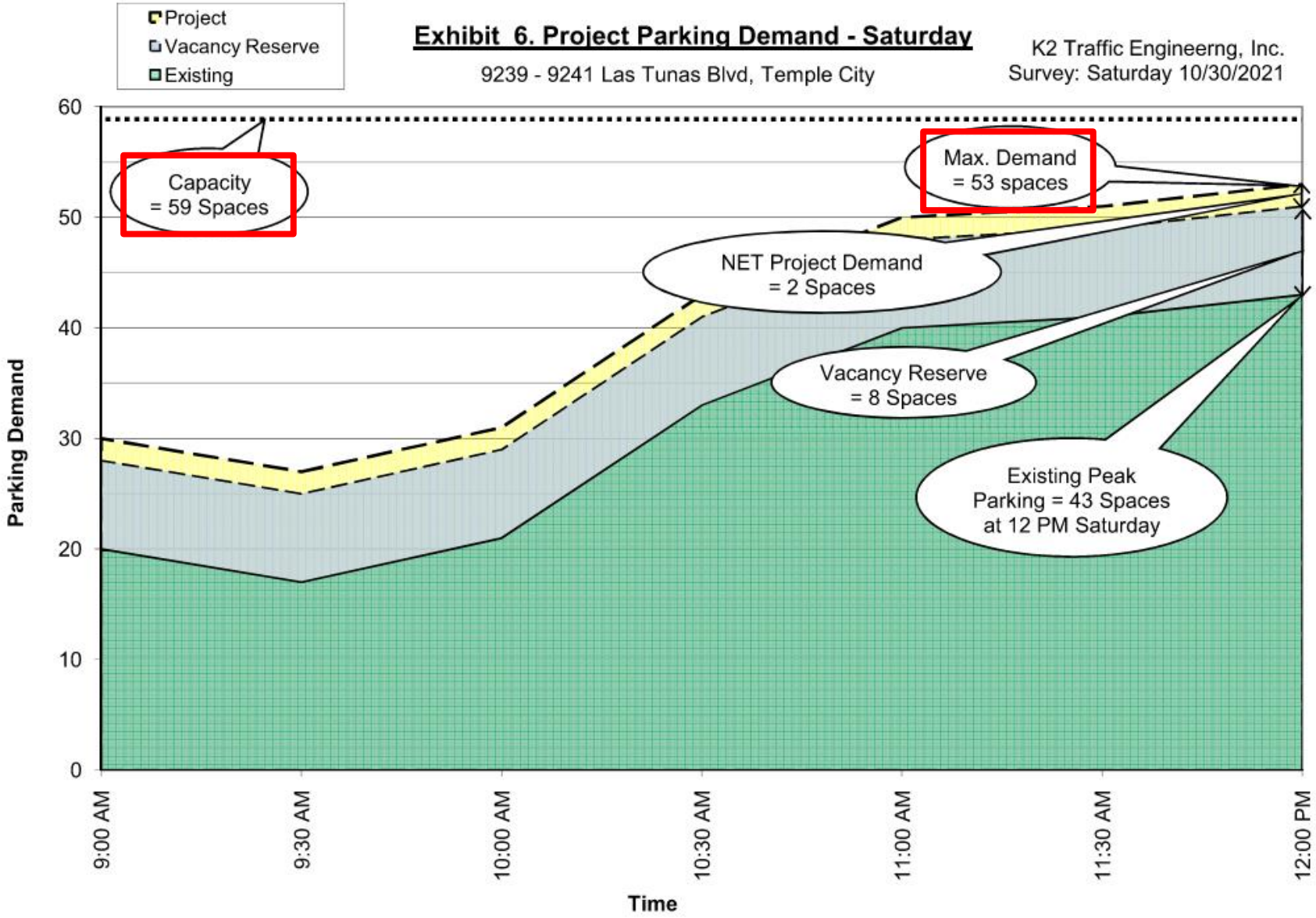


APPENDIX A. PARKING SURVEY MAP
No Scale

Traffic and Parking Impacts:

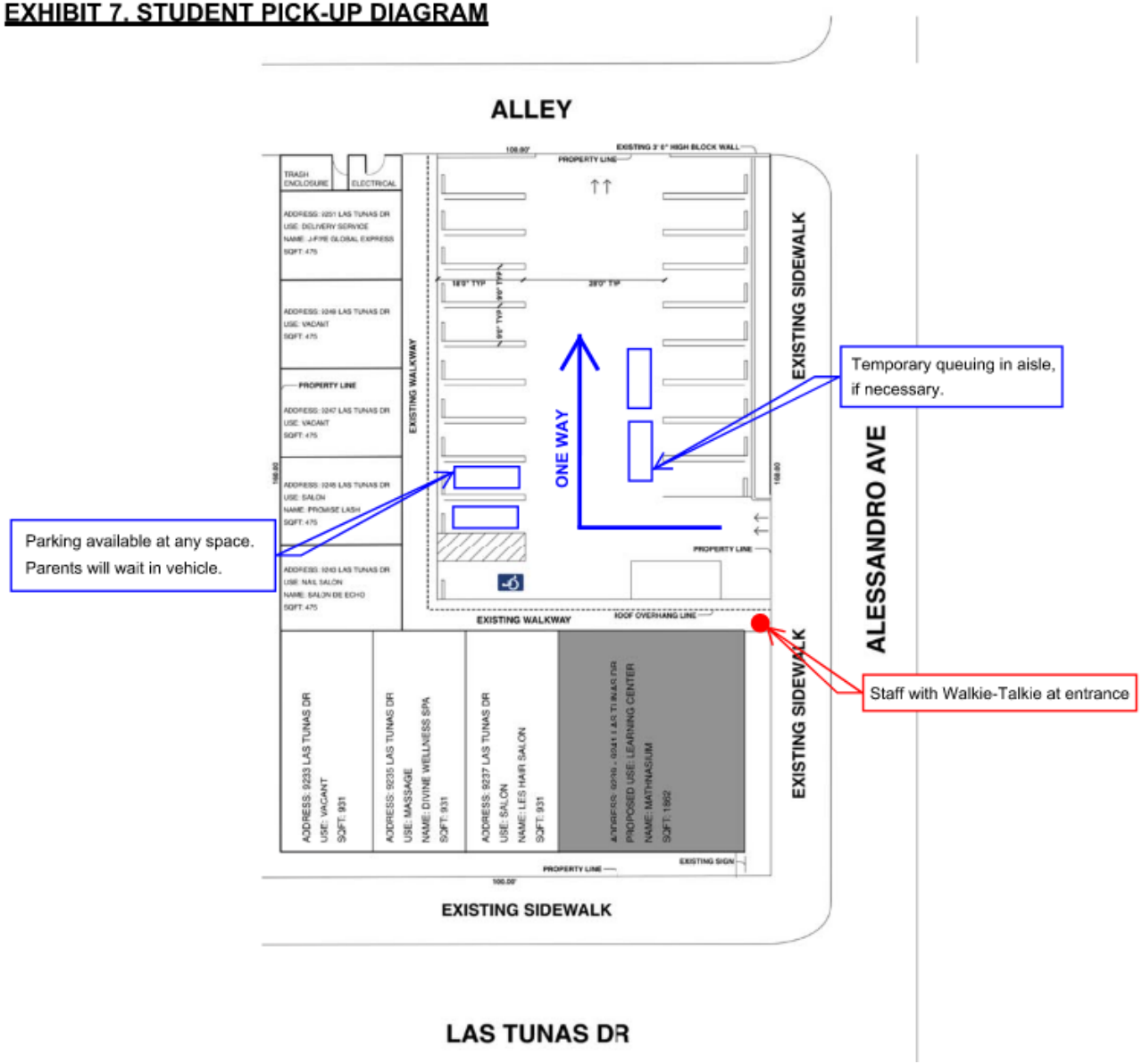


Traffic and Parking Impacts:



Traffic and Parking Impacts:

- Condition 3



Noise:

- Conditions 5, 6 and 7



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Property Maintenance:

- Condition 9



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Property Maintenance:

- Condition 10





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Recommendation:

Adopt resolution finding that the project is exempt from CEQA and approve file PL 21-3024 subject to the conditions of approval.

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