File PL 23-3968
9422 Las Tunas Drive
Conditional Use Permit

Planning Commission Meeting

May 30, 2023



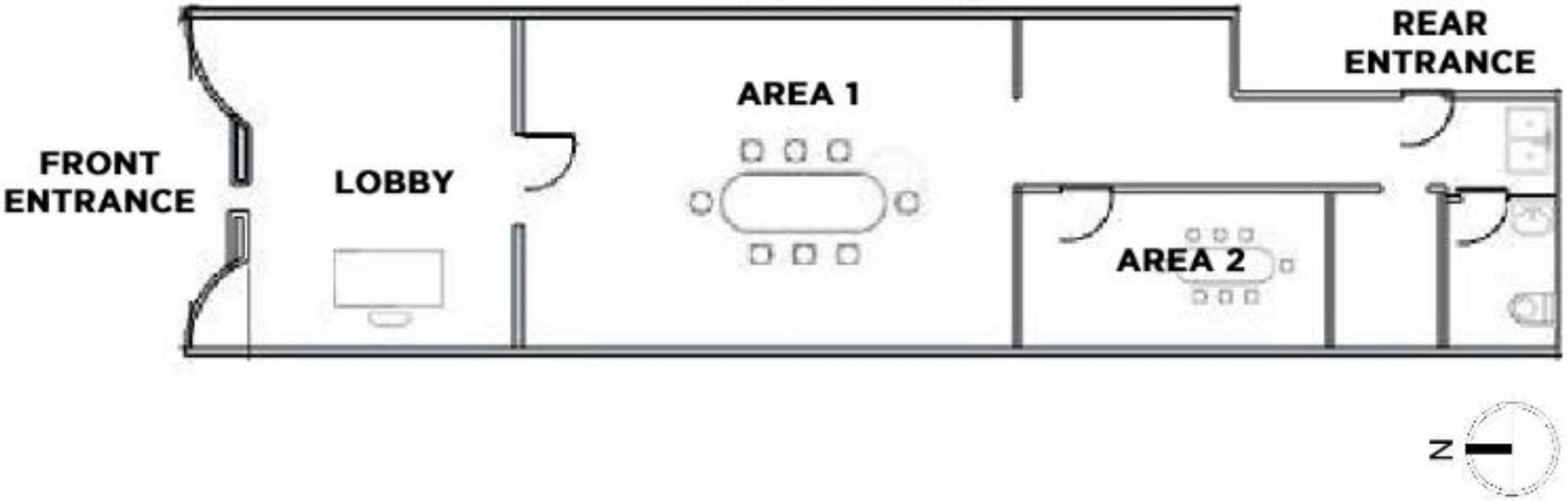
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Request:

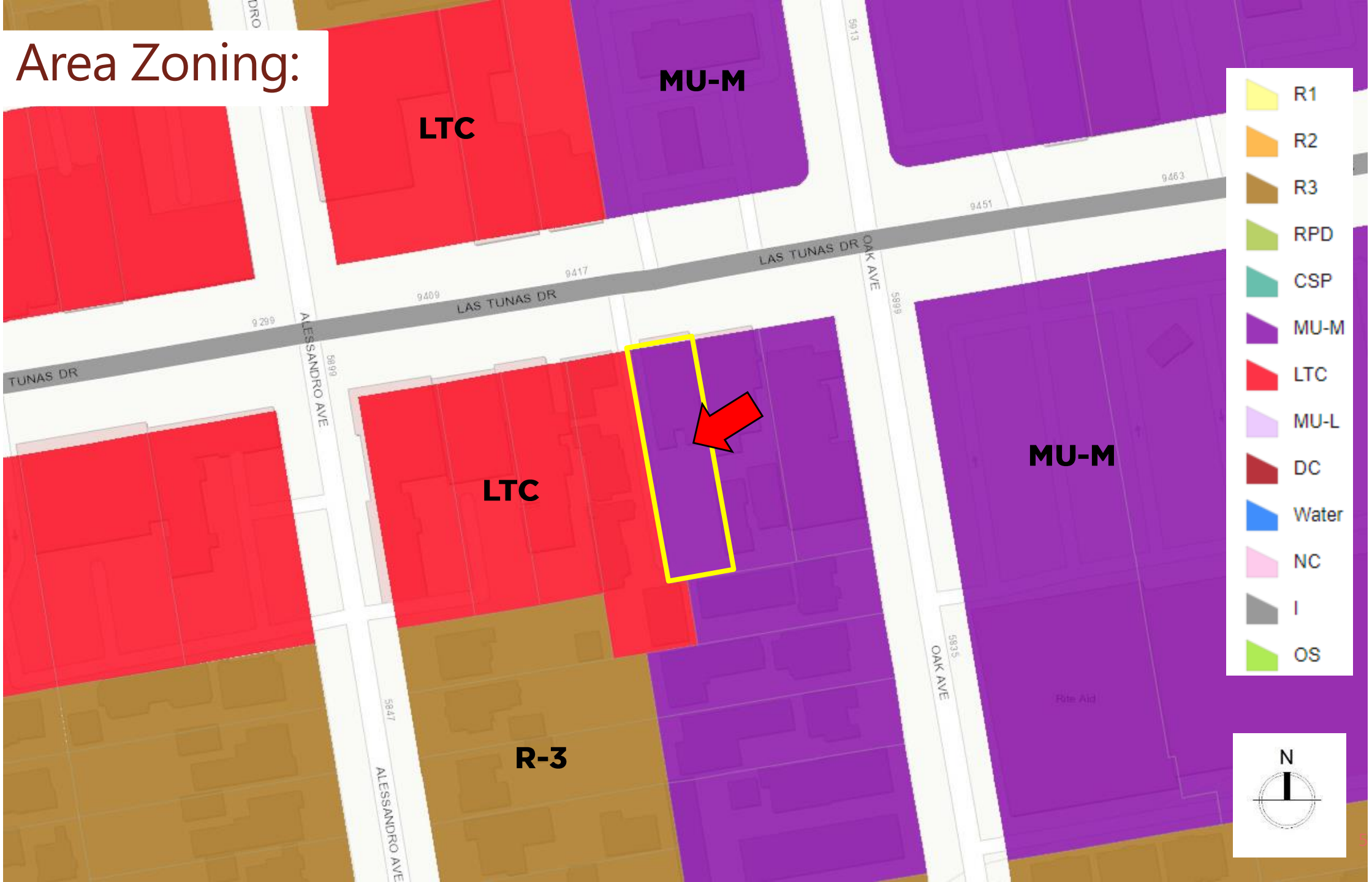
- Establish a 1,440 S.F. tutoring business
- Weekdays from 3 p.m. to 6 p.m.
- Weekends from 11 a.m. to 6 p.m.
- A maximum of 6 students

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Floor Plan:



Area Zoning:


LTC
MU-M
LAS TUNAS DR
TUNAS DR
ALESSANDRO AVE
OAK AVE
LTC
MU-M
R-3
R1
R2
R3
RPD
CSP
MU-M
LTC
MU-L
DC
Water
NC
I
OS
N

Analysis:

- Land Use Compatibility
- Potential Parking and Traffic Impacts
- Potential Noise Concerns
- Property Maintenance Issues

Specific Conditions:

- Recommended hours and maximum students *(conditions 1 and 2)*
  - Weekdays from 2 p.m. to 8 p.m.
  - Weekends from 10 a.m. to 8 p.m.
  - A maximum of 12 students

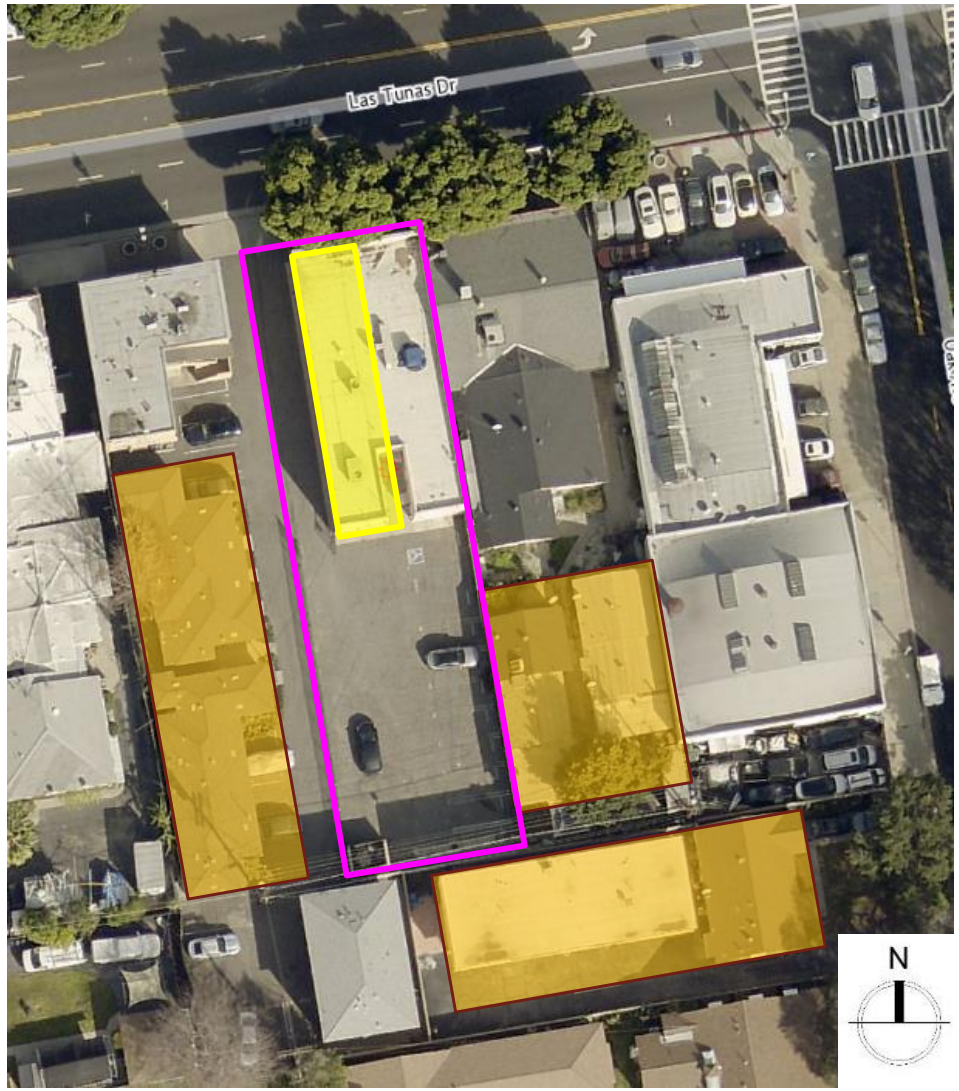
Specific Conditions:

- Pick-up and drop-off restrictions *(condition 3)*
- Valid complaints, a pick-up and drop-off plan will be required by the Director (*condition 4)*



Specific Conditions:

- Rear door closed *(condition 5)*
- All business activities must occur indoors *(condition 6)*
- No loitering in parking lot *(condition 7)*
- Special events exceeding hours or maximum students requires a temporary use permit *(condition 8)*



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Specific Conditions:

- Repair peeling paint and, or damaged stucco *(condition 9)*



Specific Conditions:

- Remove temporary signs *(condition 10)*



Specific Conditions:

- Restripe parking lot *(condition 11)*



Specific Conditions:



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Required Findings:

- Consistent with the Zoning Code
- Consistent with the General Plan and any applicable specific plan
- Request is compatible with existing and future land uses in the vicinity
- Adequate access to and from the site
- Request will not be detrimental or injurious to the neighborhood or general welfare of the City

Recommendation:

Adopt a resolution finding that the project is exempt from CEQA and approving File PL 23-3968

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