File: PL 24-4565
Conditional Use Permit
9450 Las Tunas Drive
Ace Hardware

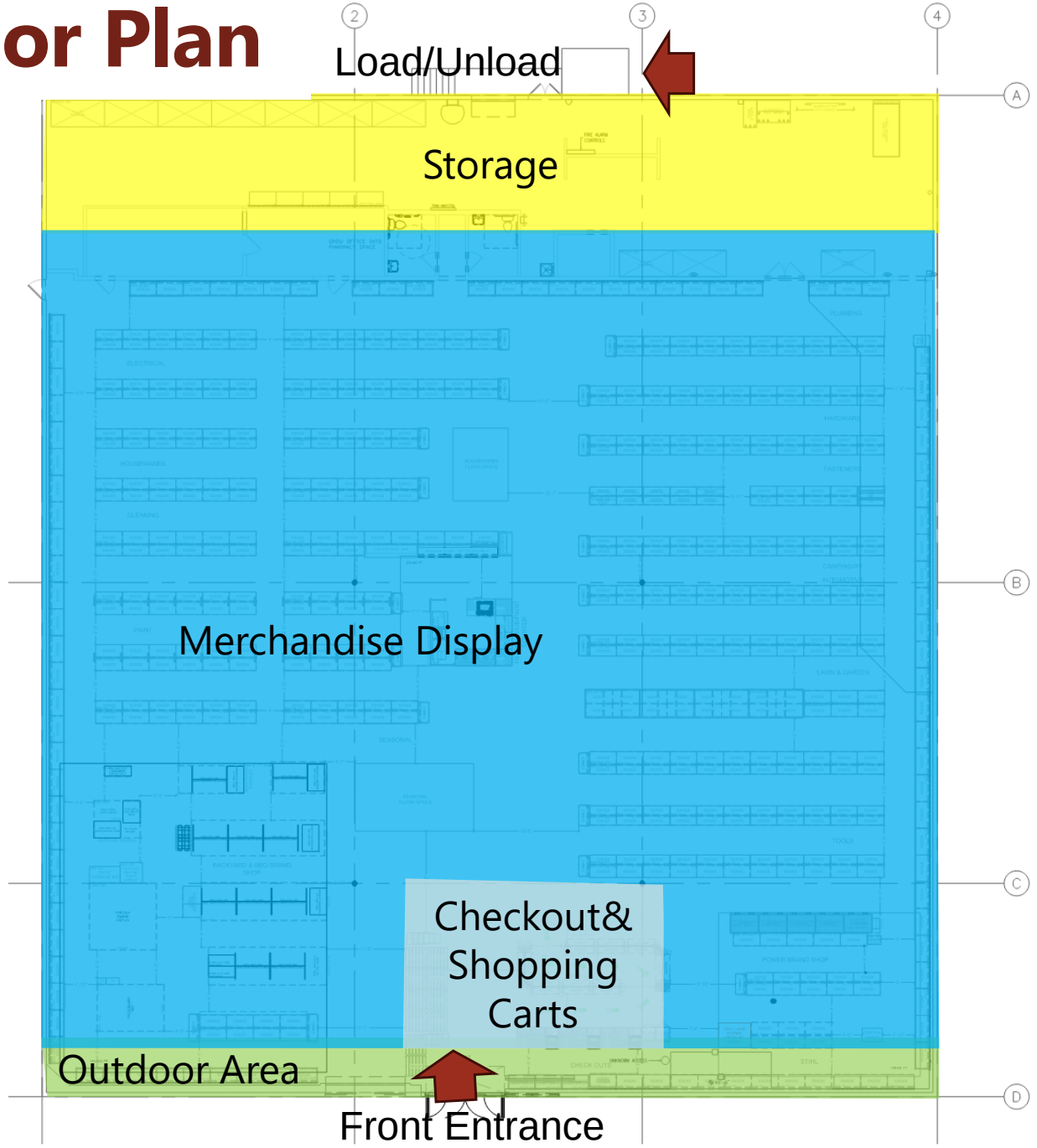
June 25, 2024

Planning Commission Meeting

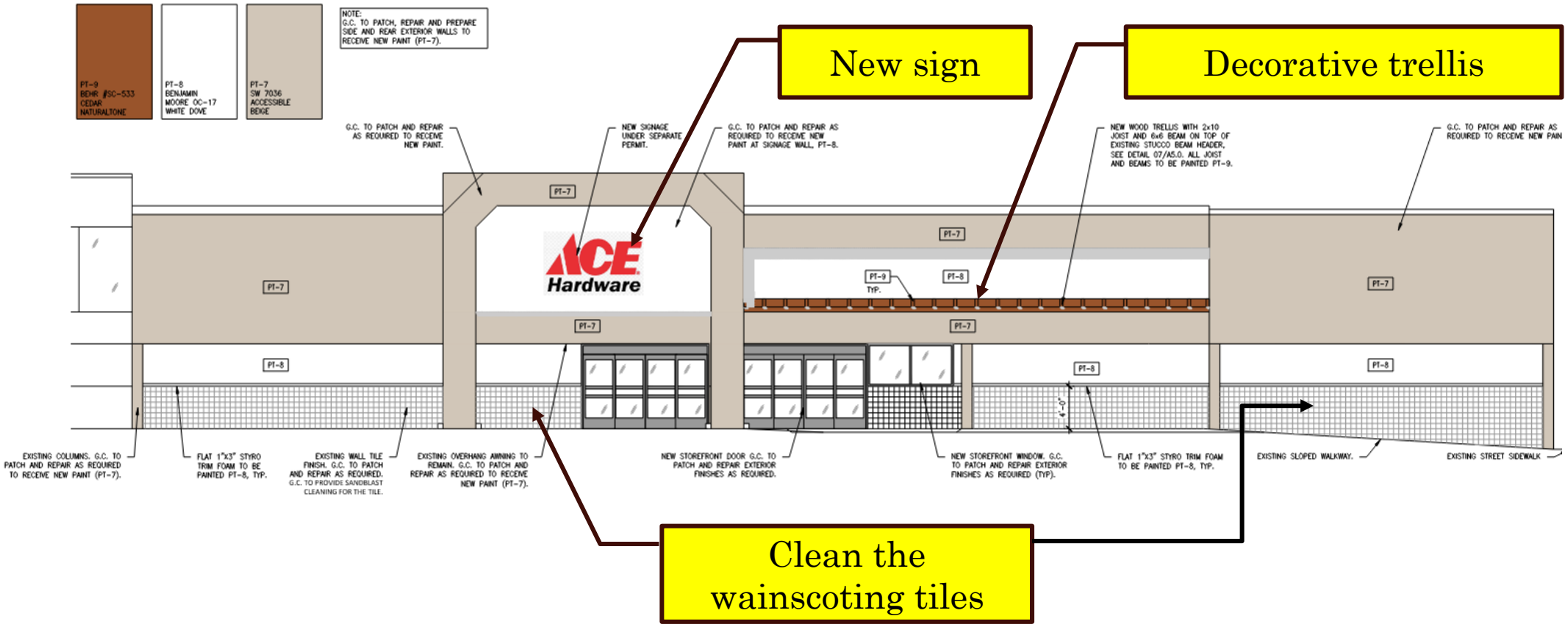
The Project

- **Proposed Use**: Retail over 10,000 SF (Ace Hardware)
- **Floor Area**: 20,000 SF
- **Operation:** 6:00 AM to 10:00 PM, seven days a week
- **Improvements:** Tenant & façade improvements (no new square footage)

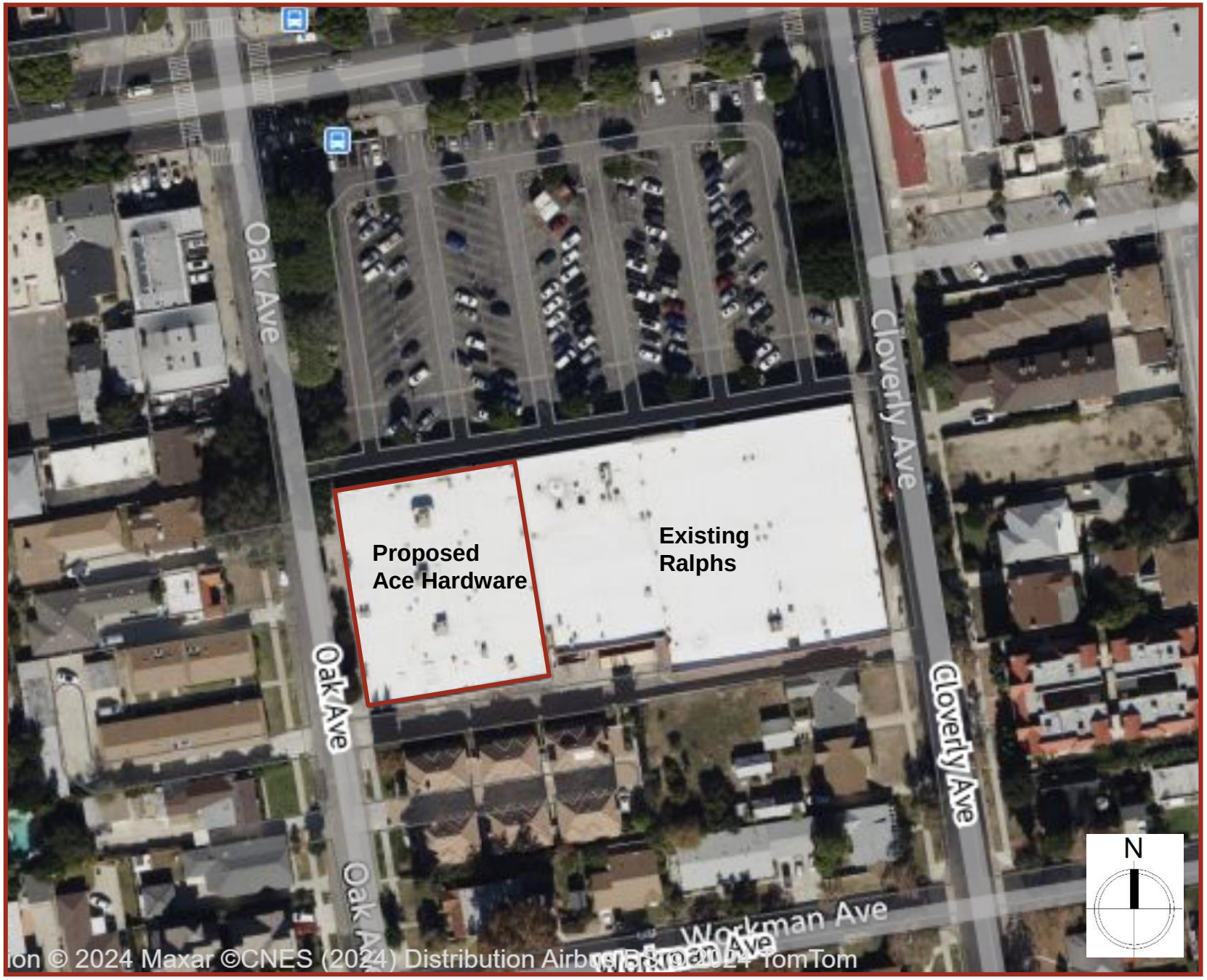
Proposed Floor Plan



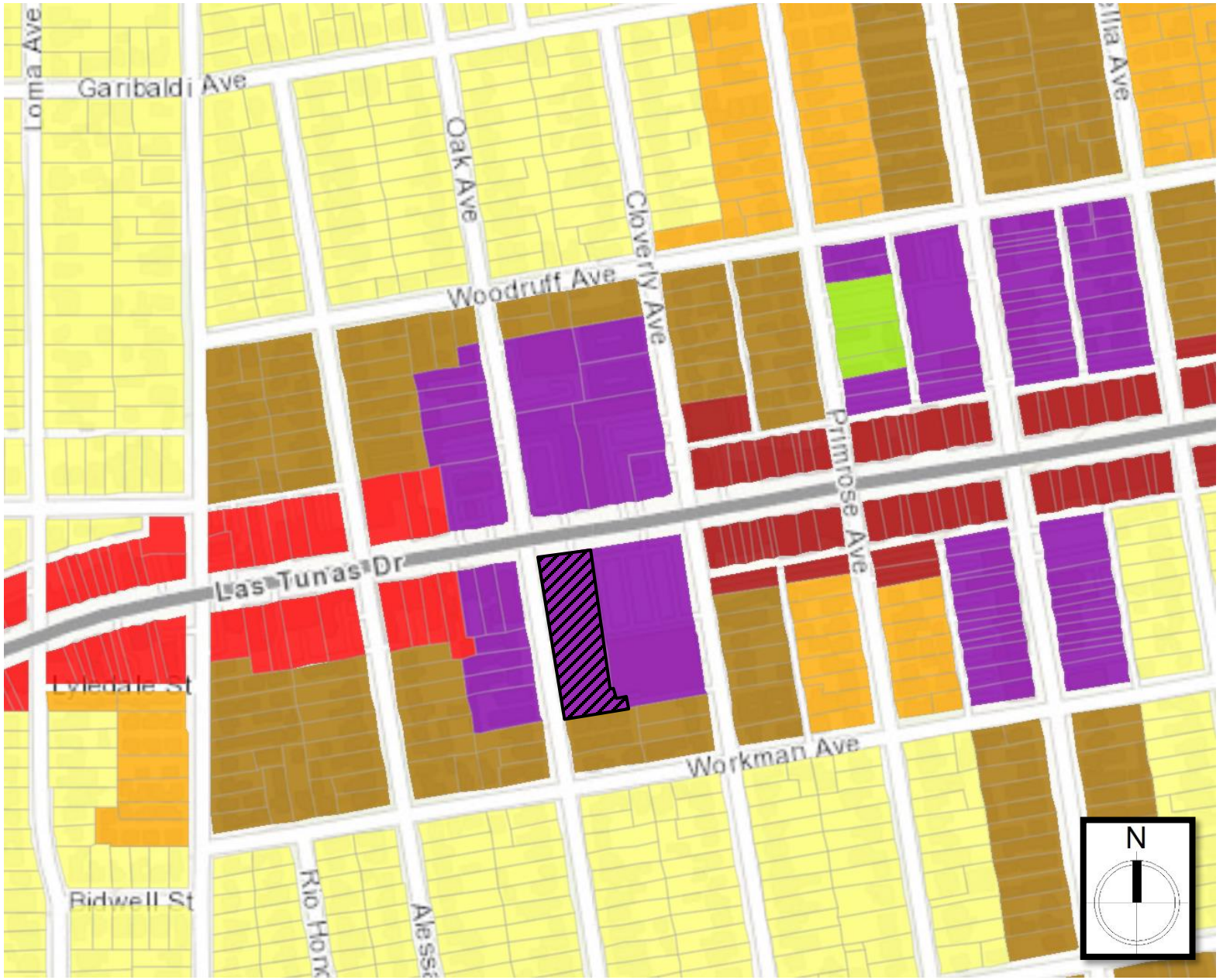
Proposed Elevation (Front)



Zoning


Proposed
Ace Hardware
Existing
Ralphs
Oak Ave
Oak Ave
Cloverly Ave
Cloverly Ave
Workman Ave
N
ion © 2024 Maxar ©CNES (2024) Distribution Airbus DS, © 2024 TomTom

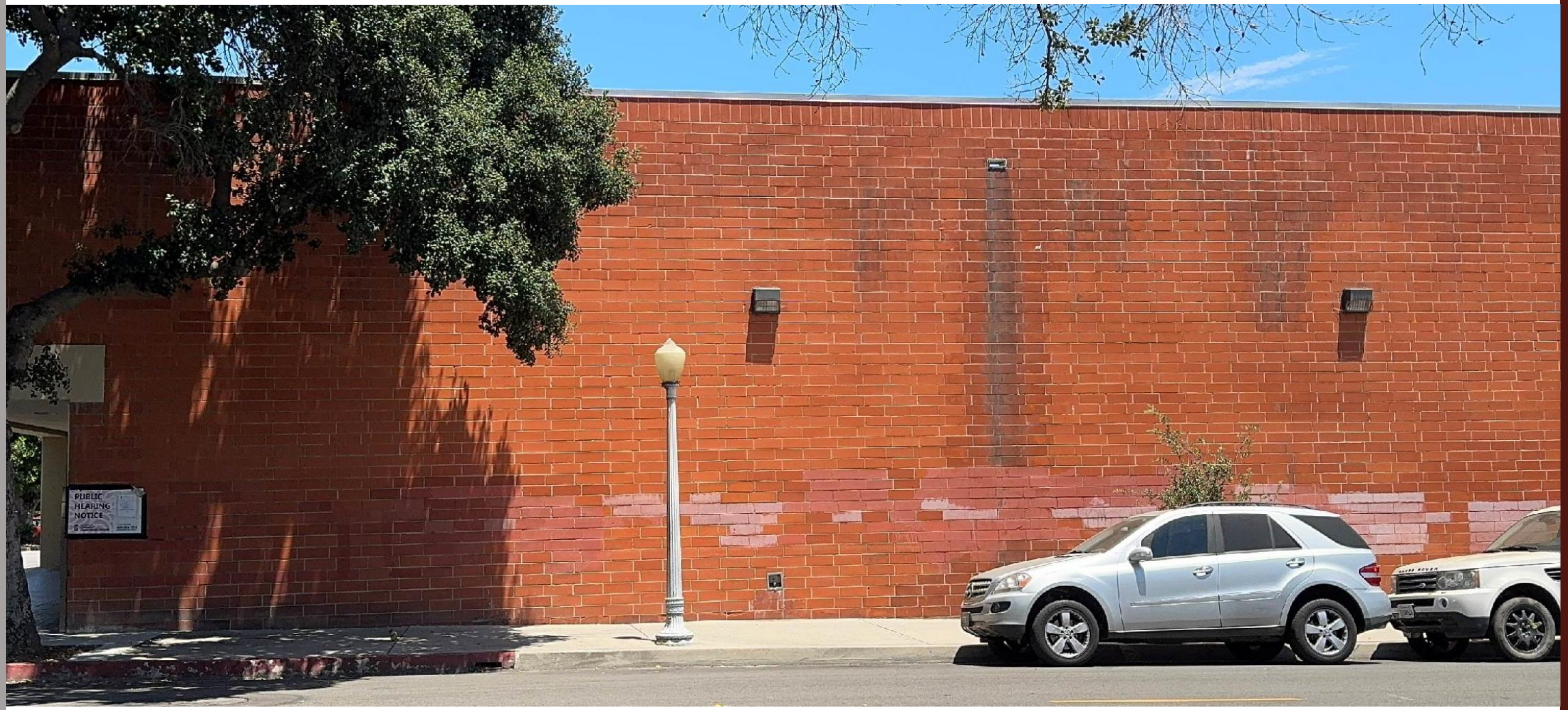
Zoning


Loma Ave
Garibaldi Ave
Oak Ave
Cloverly Ave
Woodruff Ave
Primrose Ave
Las Tunas Dr
Lyledale St
Workman Ave
Ridwell St
N

Existing Building (Storefront)



Existing Building (Side)



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Existing Building (Rear)



CUP & Findings

Why CUP: Retail space over 10,000 Square feet

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

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Analysis – Issues Related to CUP Findings

- Neighborhood compatibility
- Parking & circulation
- Noise concerns
- Lighting and other improvements

Neighborhood Compatibility

- In the Mixed Use-Medium (MU-M) zone and retail is one of the permitted uses
- The proposed use is similar to the previous use occupying this building (Rite Aid)
- Parking will be adequate (212 parking spaces)
- Conditions to ensure adequate site improvements and minimized impacts

Parking & Circulation

- Shared parking in the center
- A total of 216 spaces (reduced to 212 spaces)
- 212 spaces is sufficient (based on 60,000 SF total floor area, and 1 space per 333 SF zoning standard)
- Circulation will not be changed (four points of access)

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Noise

Concerns-impacts to the southern residential neighbors

- Loitering, trash dumping, and delivery activities

- Conditions of Approval (No. 12, 13, 15, and 16)

Lighting & Other Improvements

- "No Overnight Parking" signs (No. 1)
- Vending machines and apparatuses must be indoors (No. 2)
- Rules for outdoor display (No. 3)
- Cart corrals design (No. 4)
- Photometric study (No. 8)
- Repainting the perimeter walls around the parking lot (No. 9)

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Recommendation

Adopt a resolution finding the project exempt from CEQA and approve File PL 24-4565 subject to the conditions of approval

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