

# File PL 21-2760 9514 Las Tunas Drive Conditional Use Permit



Planning Commission Meeting

May 11, 2021

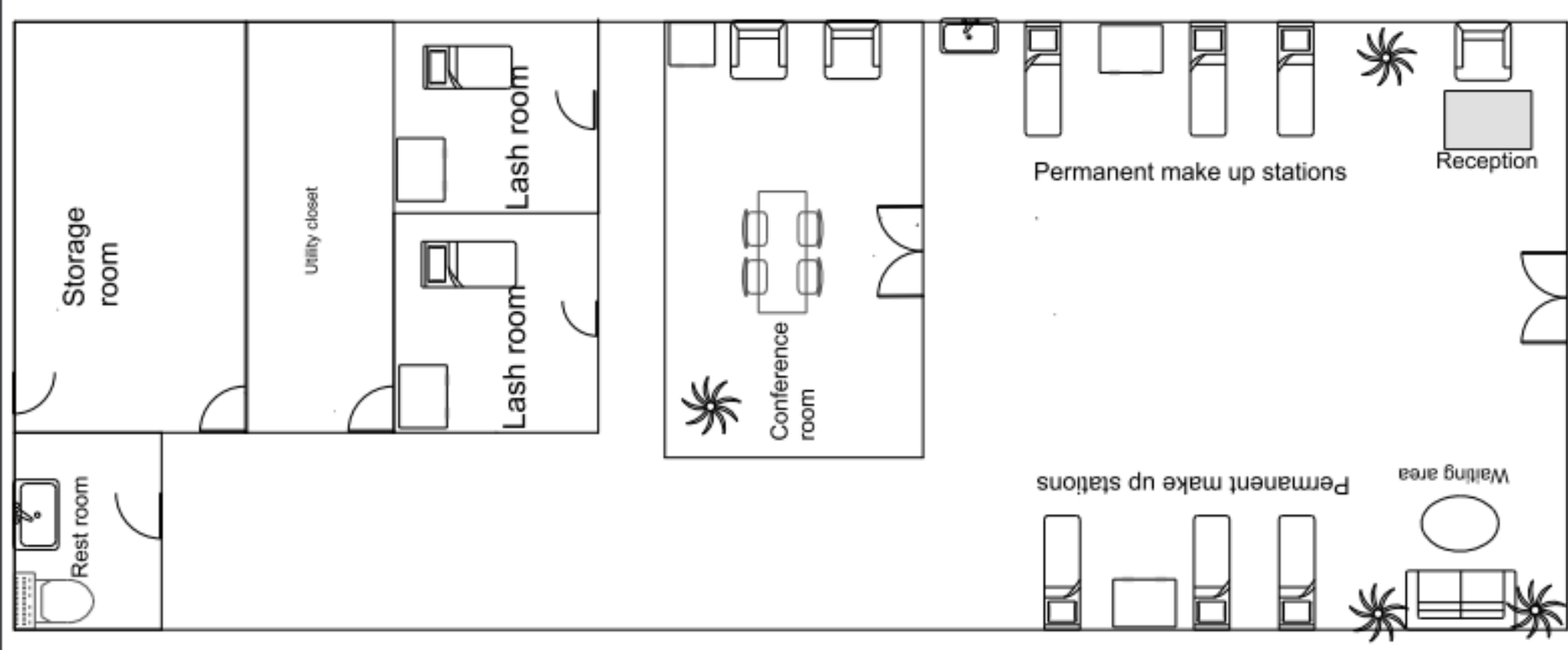
# Project Description:

- Proposed Use: 2,000 SF Day Spa with permanent makeup, facials, eyelash extensions, and possibly nails (no pedicure)
- 2 – 4 employees
- Hours of operation: Tuesday – Friday from 10:00 a.m. to 5:30 p.m. and Saturday from 10:00 a.m. to 2:00 p.m.
- Teach small permanent makeup classes, up to six students, once a month
- No tenant improvements

# Area Zoning



# Floor Plan



Las Tunas Drive



# Analysis:

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

# Land Use Compatibility:

- 15 storefronts on this block with a variety of uses
- Multi-family properties to the south, separated by public parking lot
- Conditions included to minimize impacts to residential neighbors
- Conditions included to specify allowed activities

# Traffic and Parking Impacts:

- Site utilizes public parking
- Previous use (shipping/parcel store) had same parking requirement, accessed from Cloverly and Primrose
- Street parking
- Variety of compatible uses on the block; no restaurants

# Property Maintenance:

- Remove previous business sign prior to issuance of business license
- Power wash front and rear of the building



## Condition Modification:

6. The permanent makeup or micropigmentation services are limited to eyebrows, lip brushing, eyeliner, and ~~areola restoration~~ medical micropigmentation/medical tattooing (restoring the original color by "tattooing" an area of skin to correct achromia or conceal scarring).
17. All patrons and visitors must enter through the front door, ~~which must always remain locked~~. No intercoms or warning systems may be installed or used for the business.

## Recommendation:

Adopt resolution finding that the project is exempt from CEQA and approve file PL 21-2760 subject to the conditions of approval

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