

File PL 21-2960 9657 Las Tunas Drive Conditional Use Permit



Planning Commission Meeting

September 28, 2021

Area Zoning



9657 Las Tunas Drive

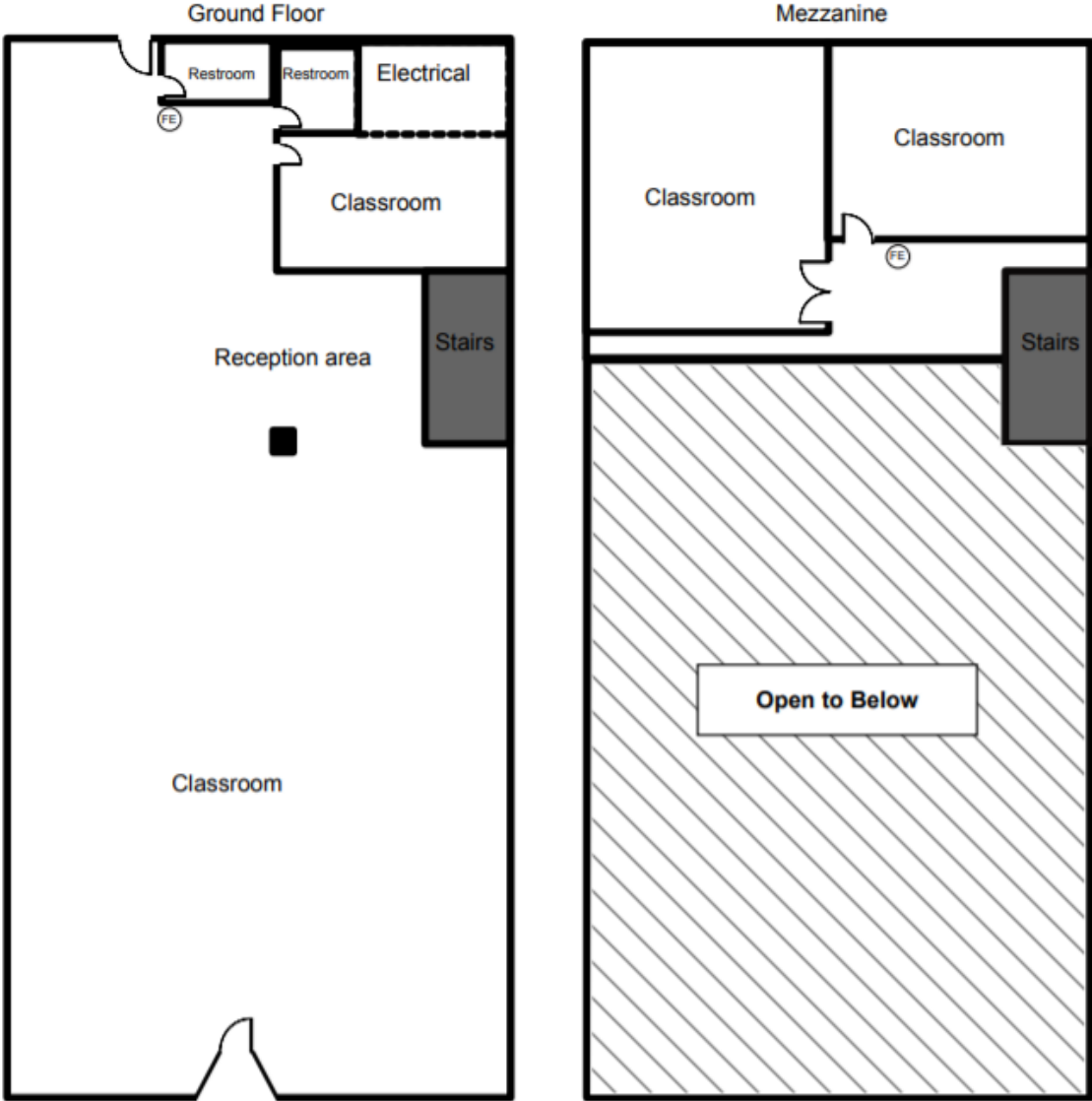


Project Description:

- A 2,750 SF business teaching performing arts classes
- Hours of operation
 - Monday – Friday: 2:00 p.m. to 8:00 p.m.
 - Saturday & Sunday: 9:00 a.m. to 6:00 p.m.
- Maximum 20 kids during the week and 30 kids on the weekend
- Maximum 5 employees
- No tenant improvements

Floor Plan

Gross building area: ~2750sqft
Class area: ~2250sqft
Reception area: ~500sqft



Las Tunas Drive



Analysis:

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

Land Use Compatibility:

- 15 storefronts on this block with a variety of uses
- Multi-family properties to the north, separated by public parking lot
- Conditions 1 & 2: Limit hours and maximum number of employees and students
- Conditions 3 & 4: Minimize impacts to residential neighbors
- Condition 5: Ensures storefront transparency

Traffic and Parking Impacts:

- Site uses public parking
- Previous use had same parking requirements
- Variety of compatible uses on the block
- Condition 6: Relates to traffic and parking issues
- Condition 7: Prohibits drop-off and pick-up on the street

Property Maintenance:

- Condition 8:
 - Remove previous business sign
 - Power wash front and rear
 - Repair stucco
 - Repair the building



Recommendation:

Adopt resolution finding that the project is exempt from CEQA and approve file PL 21-2960 subject to the conditions of approval

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