

File: PL20-2347  
Conditional Use Permit  
9631 Las Tunas Drive  
Tutoring Center



June 23, 2020

Planning Commission Meeting

## Project Description

- Proposed Use: Tutoring Center
- Hours: Monday-Friday, 3:00 P.M.-7:00 P.M.  
Weekends, 9:00 A.M.-3:00 P.M.
- 10 students; 3 employees
- Previous Use: Tutoring center operating without Business License or CUP.

# Required Findings

1. Comply with zoning code.
2. Consistent with general plan and specific plan.
3. Compatible with near-by land uses.
4. Adequate/appropriate access to, from, and within site.
5. Not detrimental to property or improvements in the neighborhood or general welfare of city.

# Current Conditions



Various retail, office, restaurant, medical, and commercial uses in the vicinity.

Multi-family (mixed-use zone) to the north.

# ZONING

**DC-**  
Downtown  
Core





# Front of Building

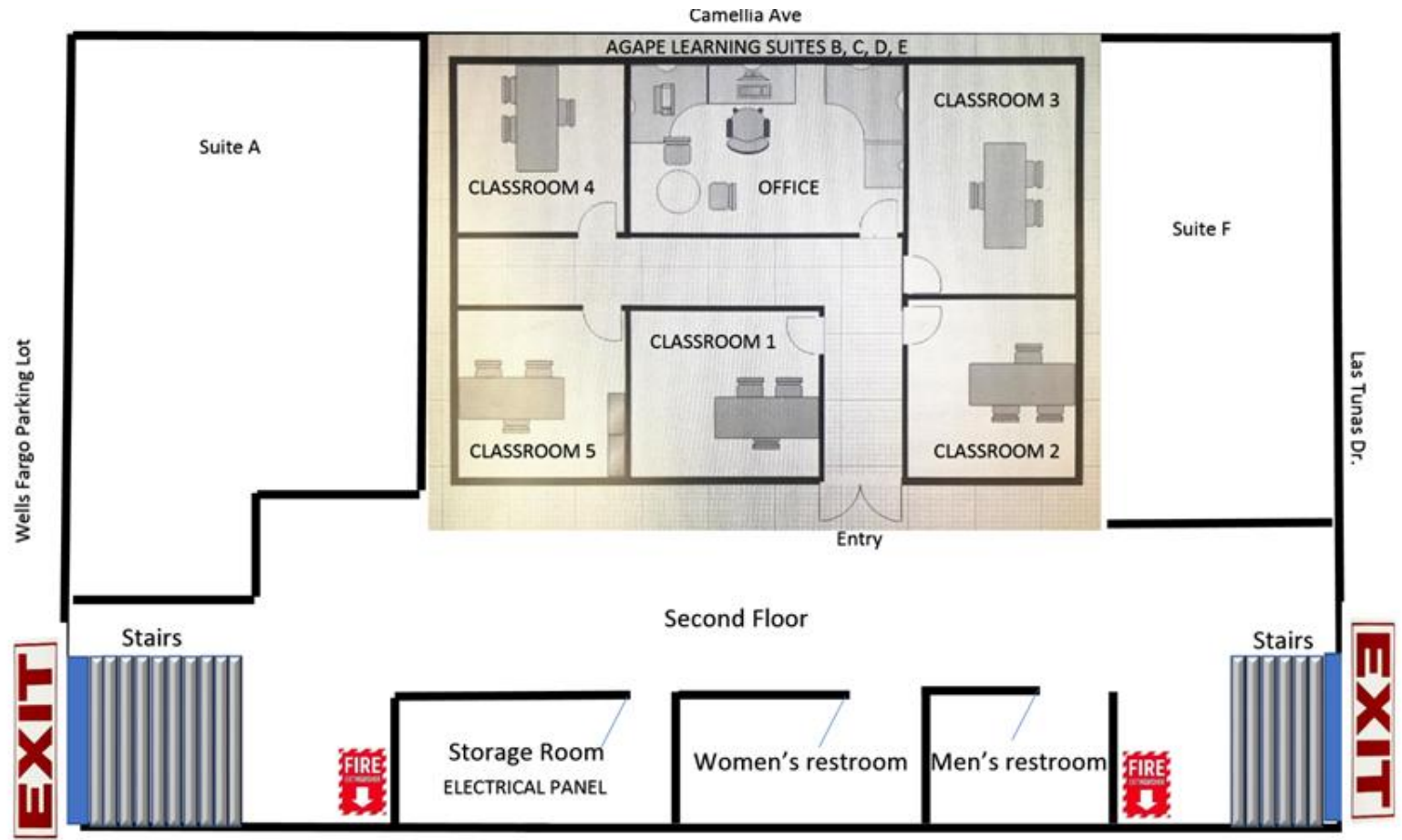


7,350 S.F. , 2-story building

# Rear of Building



# Floor Plan



Unit Size: 900 S.F.



# Analysis

- Land Use Compatibility
- Traffic and Parking
- Noise

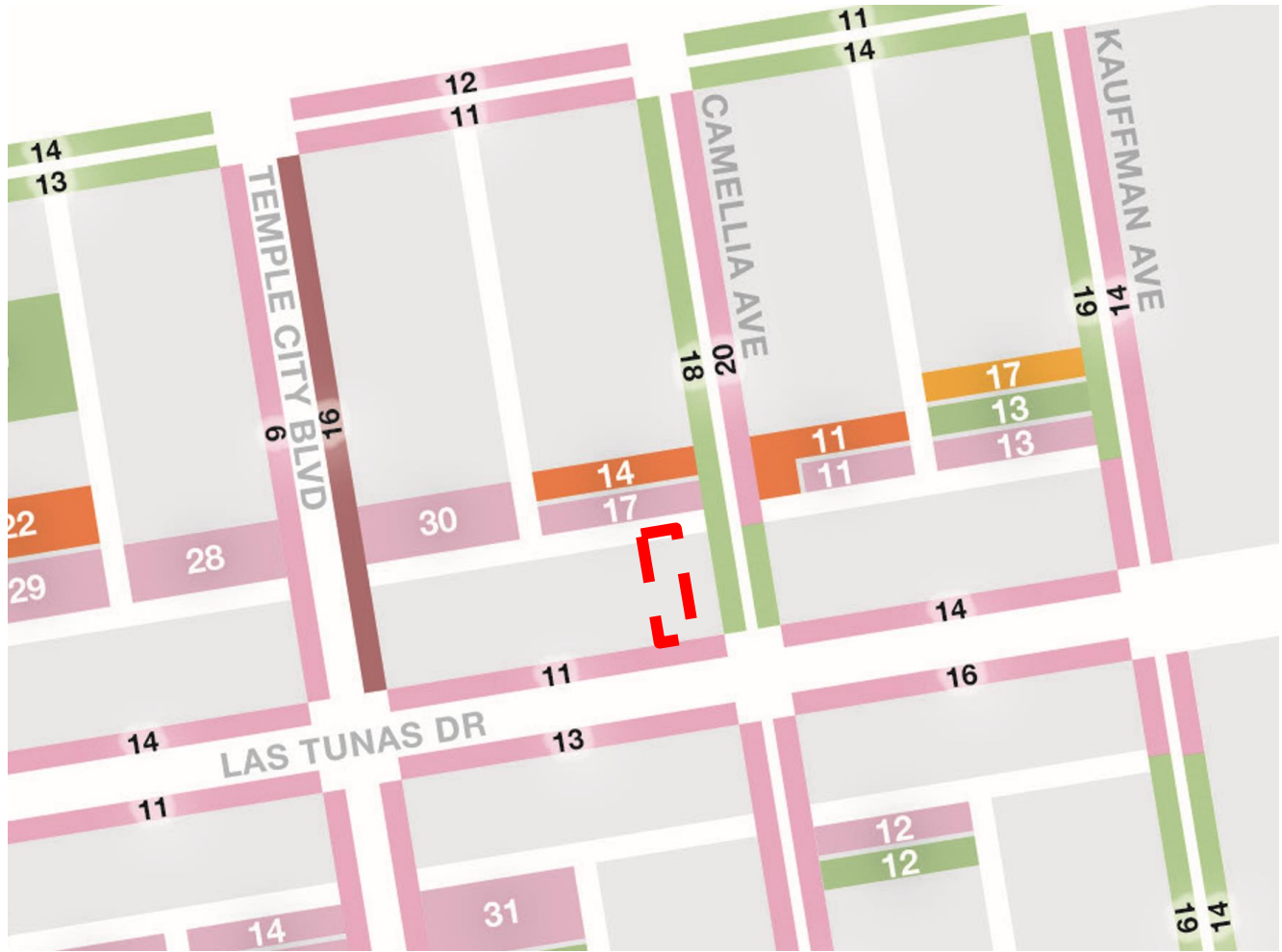
# Land Use and Compatibility

- Zoning is Downtown Core.
- Surrounded by commercial/retail.
- Nearest residential: 85 ft. away (Camellia).
- Parking can support the business.
- Noise addressed through conditions of approval.

## Traffic and Parking

- Parking standard: 1 space per 250 S.F. of floor area.
- Required: **3.6 spaces**
- Public parking lot in rear.
- Parking study infeasible due to Covid-19 shutdown.
- Staff reviewed Downtown Parking Study (2019).

# Public Parking



### LEGEND

#### On-Street

- 1 Hr
- 2 Hr
- No Restrictions

#### Off-Street

- 2 Hour
- All Day
- City Hall Employee Parking
- Private Lot
- 
- ## Parking Spot Supply

Las Tunas Lots: 47 spaces

On-street (Las Tunas & Camellia): 49 spaces





# Peak Parking Demand



## LEGEND

- 0-50%
- 50-70%
- 70-85%
- >85%
- ###/### Occupancy/  
Parking Supply

Weekday Peak: 2-3 p.m. Weekend Peak: 1-2 p.m.



## Traffic and Parking (continued)

- Business already operating at this location.
- No reported issues related to parking/traffic.
- Most customers drop off/pick up (short-term parking).
- Small number of students, below driving age.
- **Condition of approval:** CDD Director can require business to provide parking study

## Traffic and Parking (continued)

- **Condition of approval:** prohibit drop-off/ pick-up on Las Tunas.
- Drop-off/pick-up in parking lot behind business.
- Parents must escort children to building.
- **Condition of approval:** Max 3 employees and 10 students.
- **Condition of approval:** Students no older than eighth grade.

# Noise

- Need to minimize noise spilling over to adjacent residential properties.
- **Condition of Approval:** last class will end at 7:00 p.m.
- **Condition of Approval:** Business activities must occur inside building.



## RECOMMENDATION

Adopt Resolution finding project is exempt from CEQA and approve File PL 20-2347 subject to conditions of approval.

File: PL20-2347  
Conditional Use Permit  
9631 Las Tunas Drive  
Tutoring Center



June 23, 2020

Planning Commission Meeting