

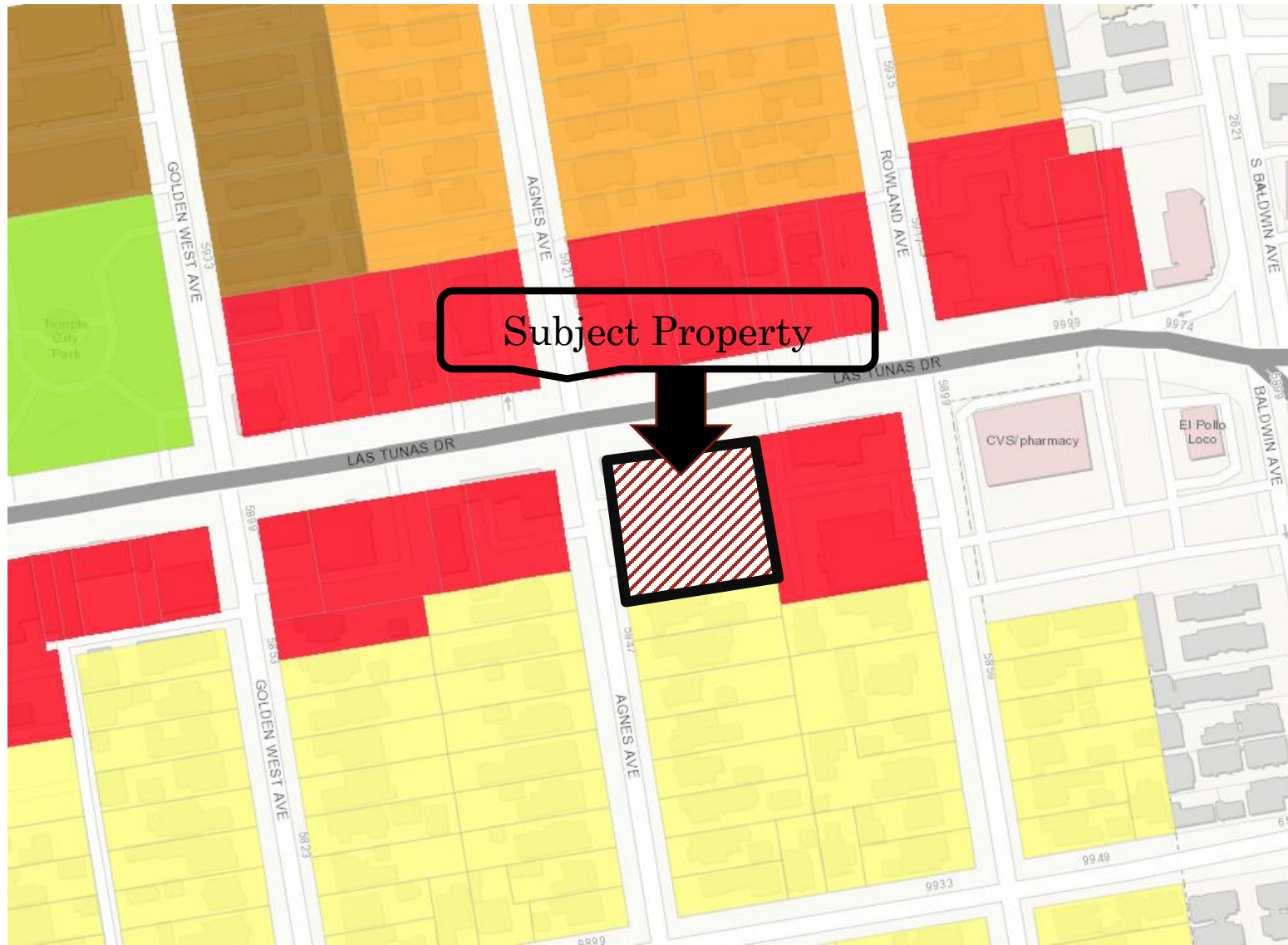
File: PL 23-3910
9908 Las Tunas Drive
Conditional Use Permit
Tutoring Business



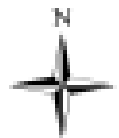
Planning Commission Meeting

May 30, 2023

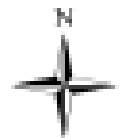
ZONING



- R1
- R2
- R3
- RPD
- CSP
- MU-M
- LTC
- MU-L
- DC



AERIAL IMAGE



STREET VIEW



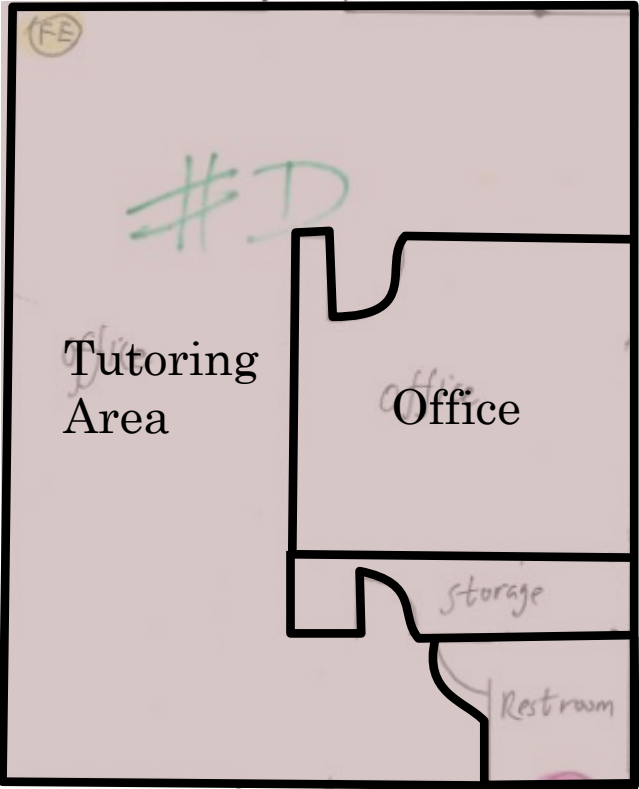
REQUEST

- Operation: 8:00 AM to 8:00 PM, Monday through Saturday
- Max: 12 students
- Students: five to 12 years old
- Employees: two
- Personalized learning & college applications

BUSINESS FLOOR PLAN

Front Parking Lot

Front Door



- | (FE) Fire Extinguisher
- | (EP) Electrical panel

Rear Door

office 939 SF



ISSUES

1. LAND USE COMPATIBILITY
2. PARKING AND TRAFFIC
3. NOISE
4. PROPERTY MAINTENANCE

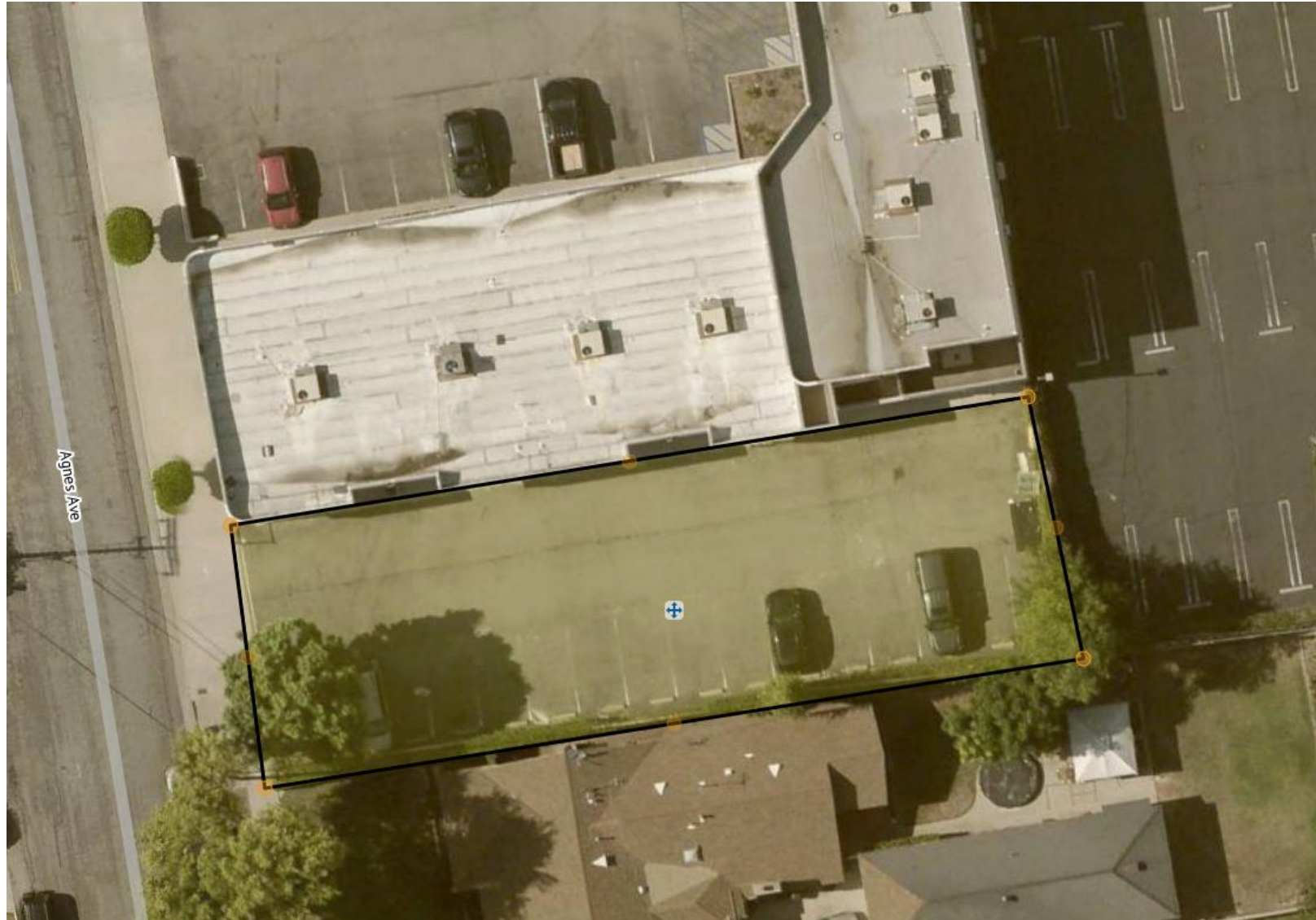
ANALYSIS-LAND USE COMPATIBILITY

1. Surrounding businesses: personal services, offices, retail
2. Conditions recommended for parking and noise concerns

ANALYSIS-PARKING & TRAFFIC

1. The proposed business will not increase parking demand
 - One-on-one consulting: one space per 250 SF
 - Tutoring: one space per 250 SF
2. The center has adequate parking (staff monitors parking for the center)
3. The business will be required to use the rear parking lot (condition of approval number 3)

ANALYSIS-PROPERTY MAINTENANCE



Conditions of Approval-Project Specific

1. Hours of operation: 8:00 a.m. to 8:00 p.m. Office activities are exempt
2. Maximum number of students: 12
3. Drop off and pick up activities: In the rear parking lot
4. Employee parking: In the rear parking lot
5. Noise 1: Keep the rear door closed during all class sessions
6. Noise 2: No Loitering
7. Property maintenance: restripe the rear parking lot

RECOMMENDATION

Adopt the attached Resolution finding that the project is exempt from CEQA and approve File 23-3910 subject to the proposed conditions of approval.

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