

File: PL20-2522  
Conditional Use Permit  
9953 Las Tunas Drive  
Tutoring Center



October 13, 2020

Planning Commission Meeting

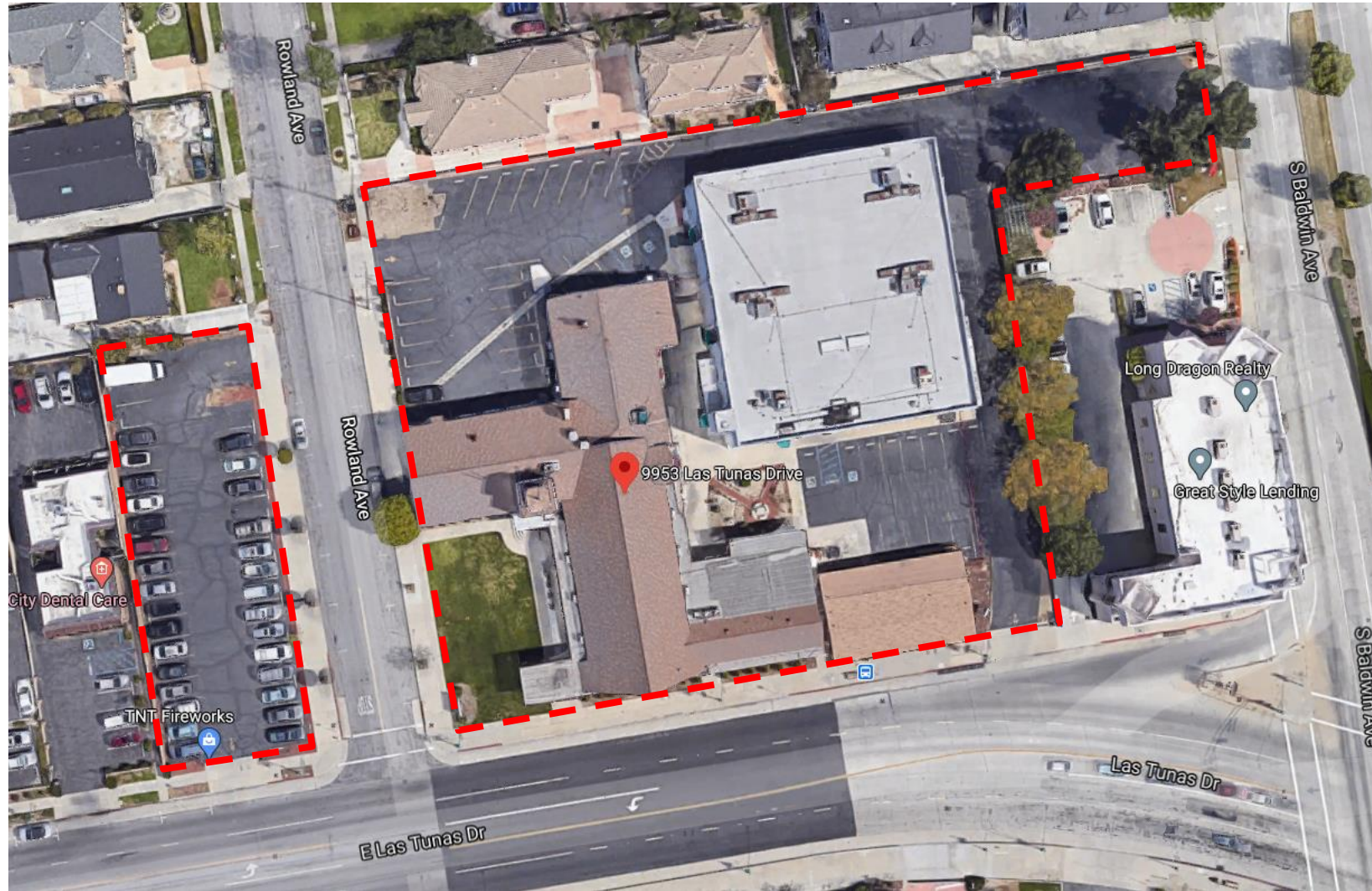
## Project Description

- Proposed Use: Tutoring Center
- Hours: Monday-Friday, 3:00 P.M.-6:00 P.M
- 30 students; 4 employees.
- Existing Use: Church classrooms

# 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



Adjacent uses:  
R-2  
residential,  
medical  
offices, bank,  
retail, various  
commercial.



# ZONING

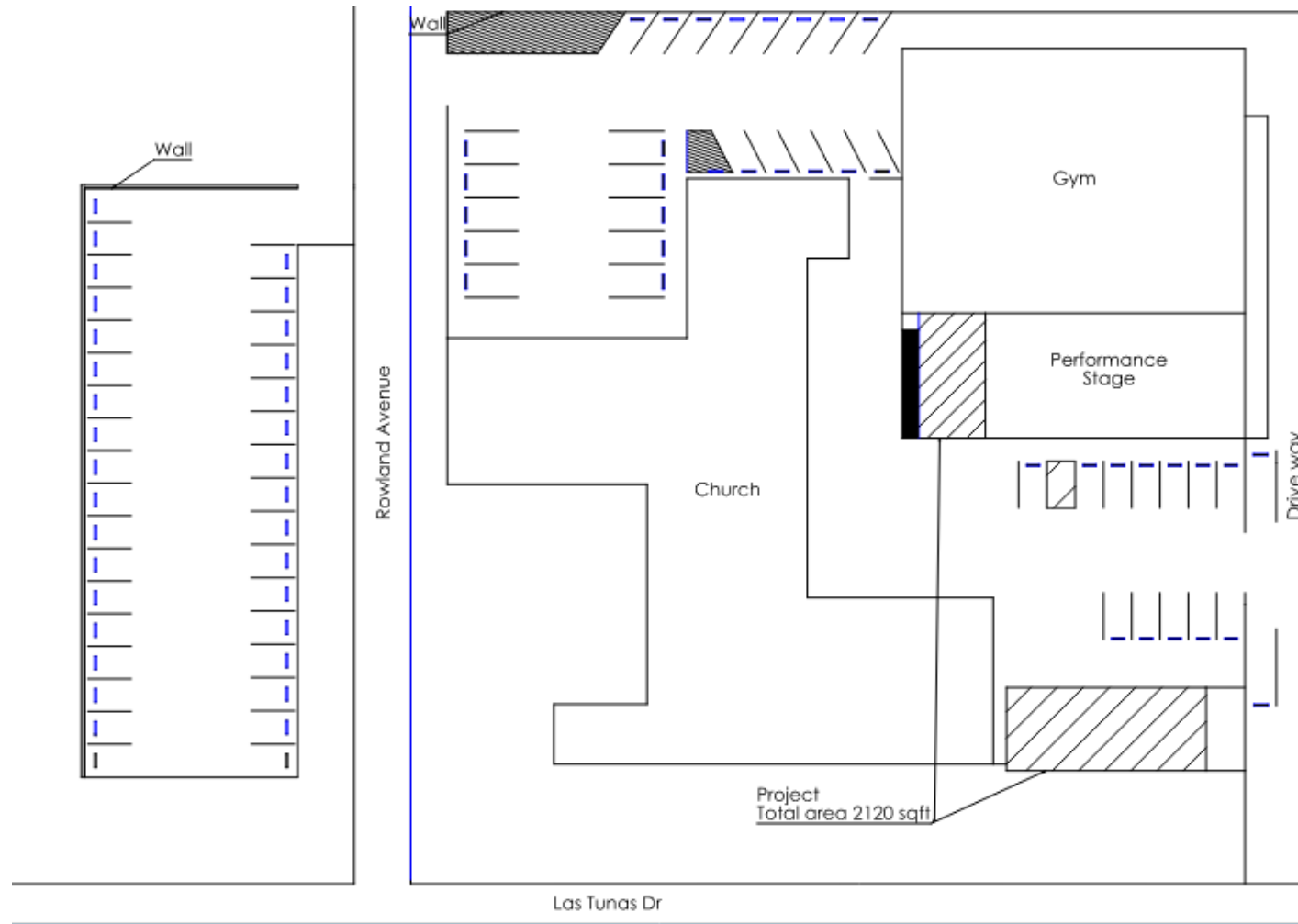
## Las Tunas Commercial



# Existing Buildings

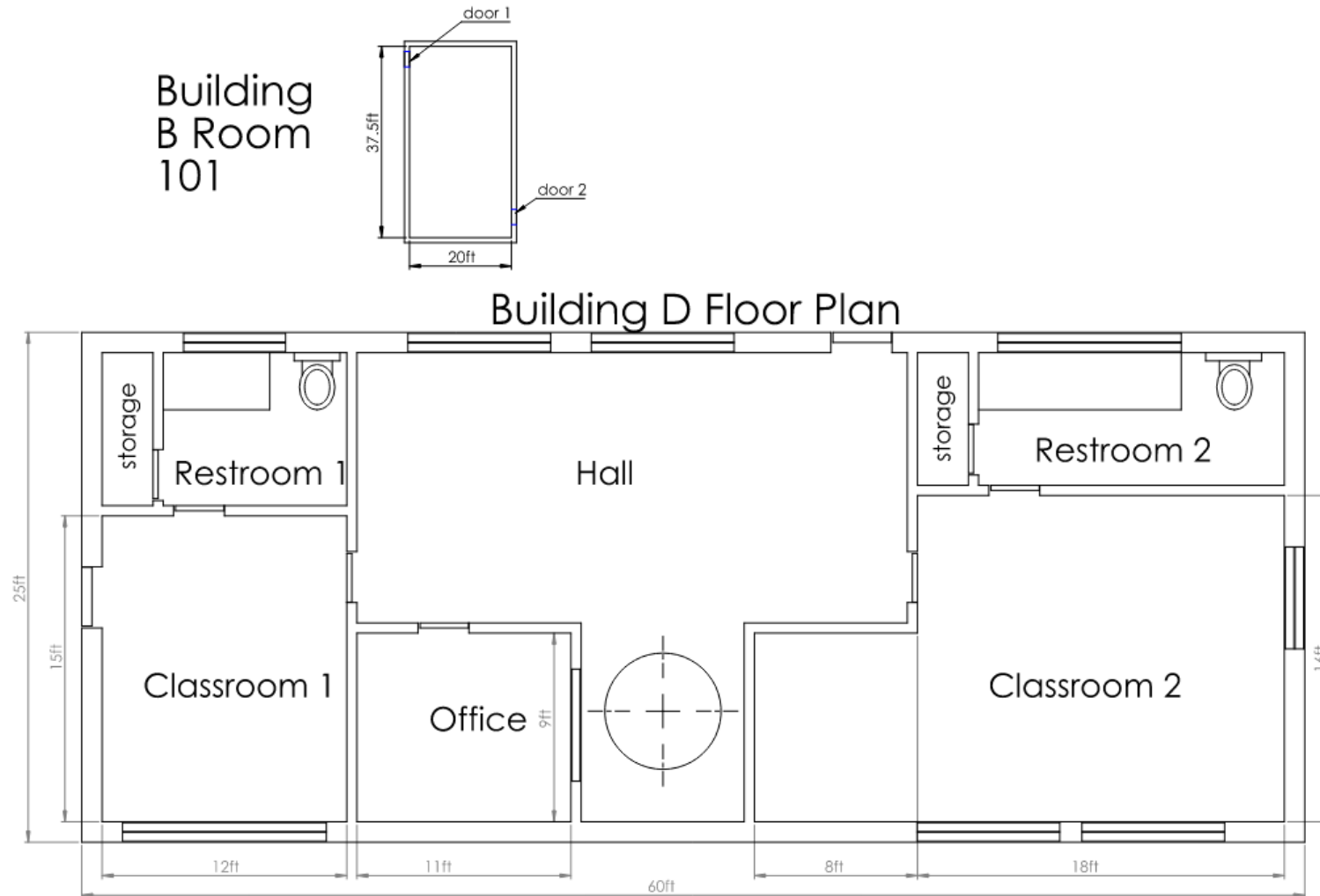


# Site Plan



Parking: 74 spaces

# Floor Plan



Unit Size: 2,250 S.F.



# Analysis

- Land Use Compatibility
- Traffic and Parking
- Noise

# Land Use and Compatibility

- Zoning is Commercial.
- Surrounded by commercial/retail uses.
- Nearest residential R-2 on Rowland Avenue
- Parking can support the business.
- Noise will be addressed through conditions of approval.

# Traffic and Parking

- Parking standard: 1 space per 250 S.F. of floor area
- Required: **9 spaces**
- On-site parking lot: **34 spaces**
- Overflow parking lot: 40 spaces
- Code allows shared/joint use off-street parking

## Traffic and Parking (continued)

- Grade school age students below driving-age.
- **Condition of approval (#2):**
  - Drop-off/pick-up in parking lot.
  - No on-street drop-off/pick-up.
- **Condition of approval (#3):** Max 4 employees and 30 students.

# Noise

- Minimize noise spilling over to adjacent residential properties.
- **Condition of approval (#1):** last class to end at 6:00 p.m.
- **Condition of approval (#4):** Business activities must occur inside building.



## RECOMMENDATION

Adopt resolution finding project is exempt from CEQA and approve file PL 20-2522 subject to conditions of approval.

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