

File: PL 22-3320
Conditional Use Permit
5915 Oak Avenue
Martial Arts Studio



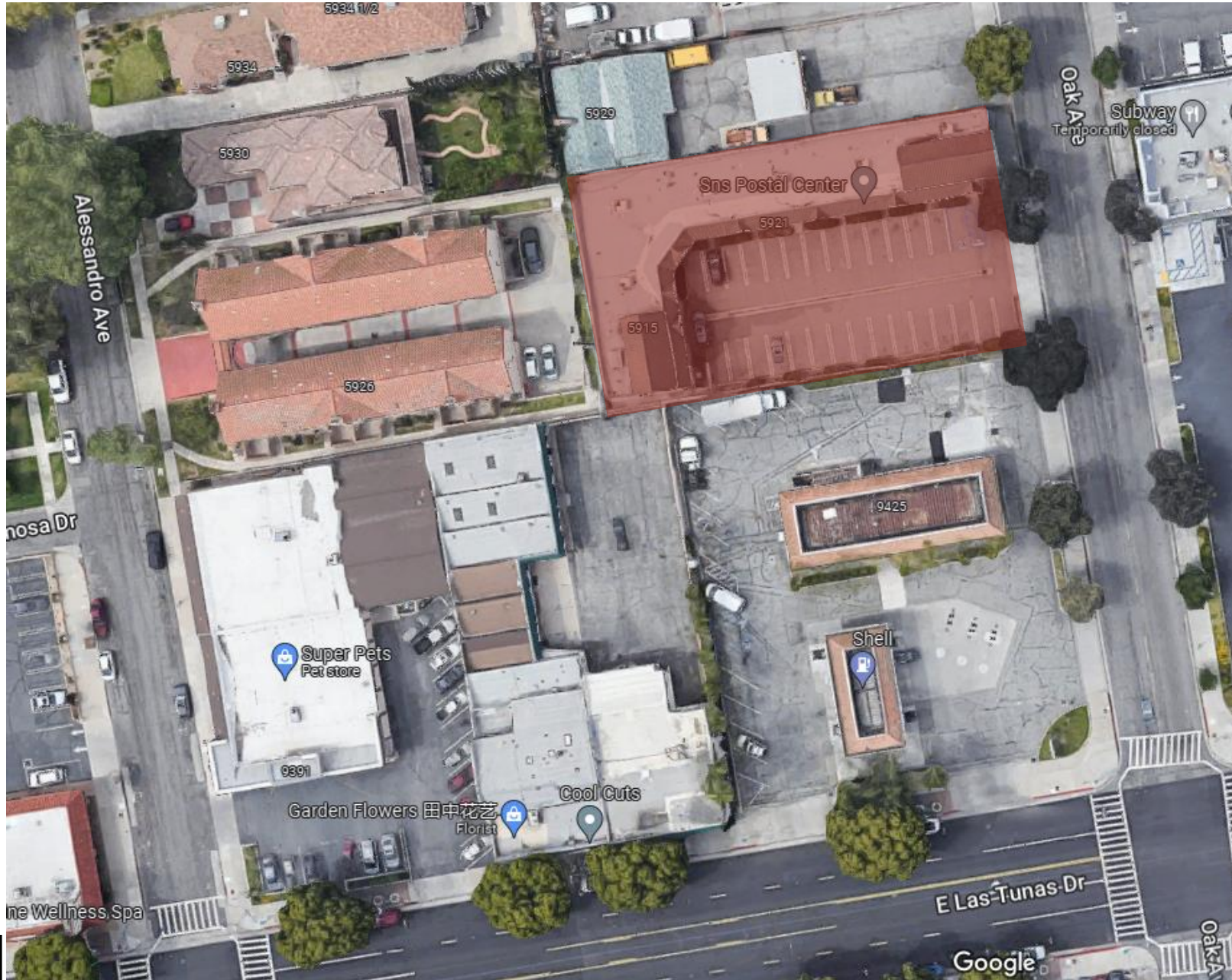
June 28, 2022

Planning Commission Meeting

Project Description

- Proposed Use: Martial Arts Studio
- Size: 1,131 square foot unit
- Occupant Load: 10 students; 1 employee
- Hours of Operation: 8:00 a.m. to 8:00 p.m., 7 days a week
- Previous Use: Beauty salon
- Building: 7-unit, shopping center
- Surrounding Uses: Tutoring business, art studio, dentist, professional offices, shipping business
- Parking Supply: 29 spaces

Current Conditions

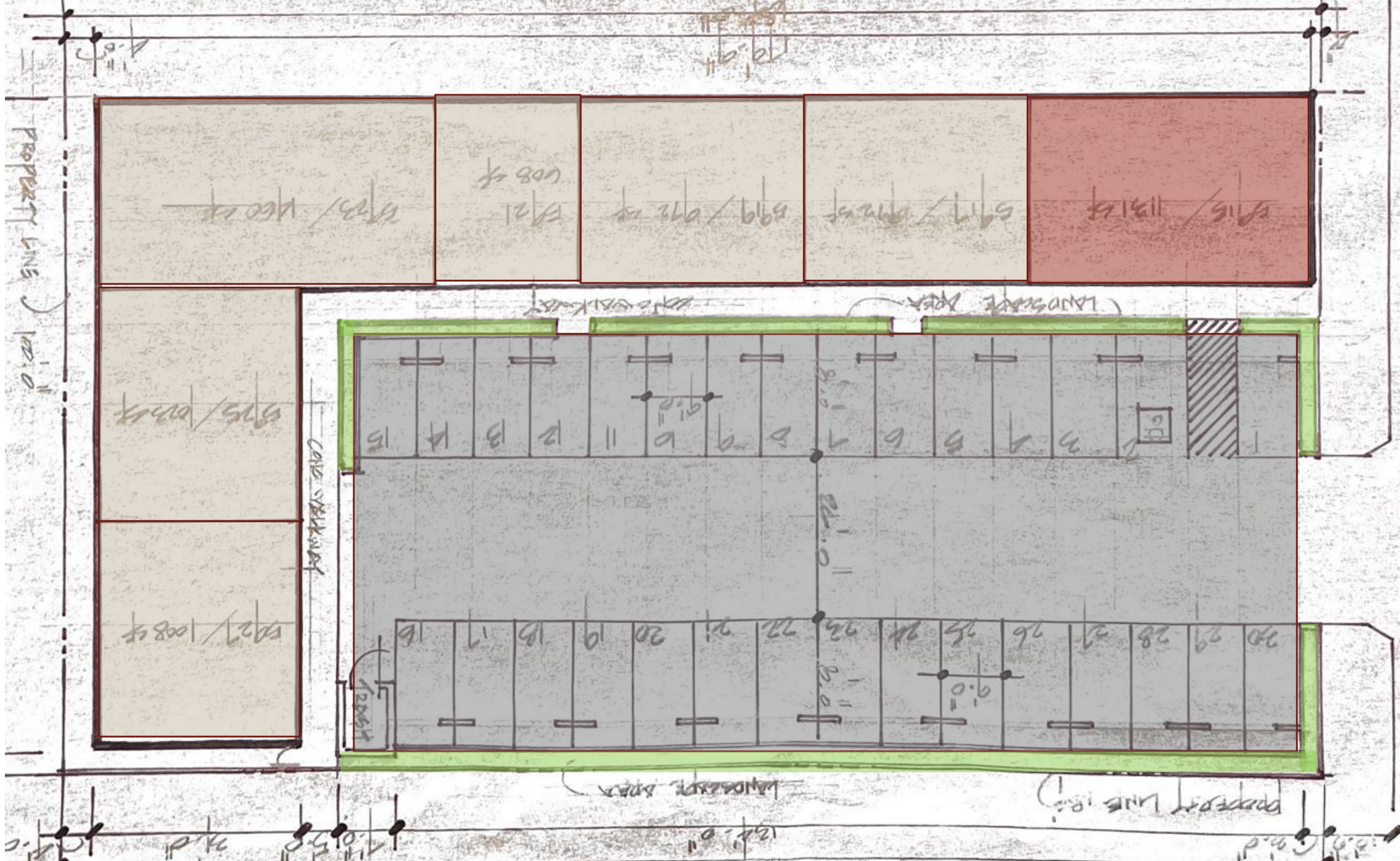


Zoning



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





PROPERTY LINES
120'0"

CANTONMENT

LANDSCAPE DECK

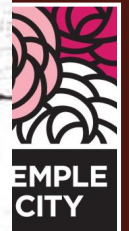
LANDSCAPE DECK

PROPERTY LINES (10')

5'15' / 1131 sq ft
5'17' / 1125 sq ft
5'19' / 1112 sq ft
5'21' / 1088 sq ft
5'23' / 1060 sq ft

5'25' / 1032 sq ft

5'27' / 1008 sq ft



Existing Building

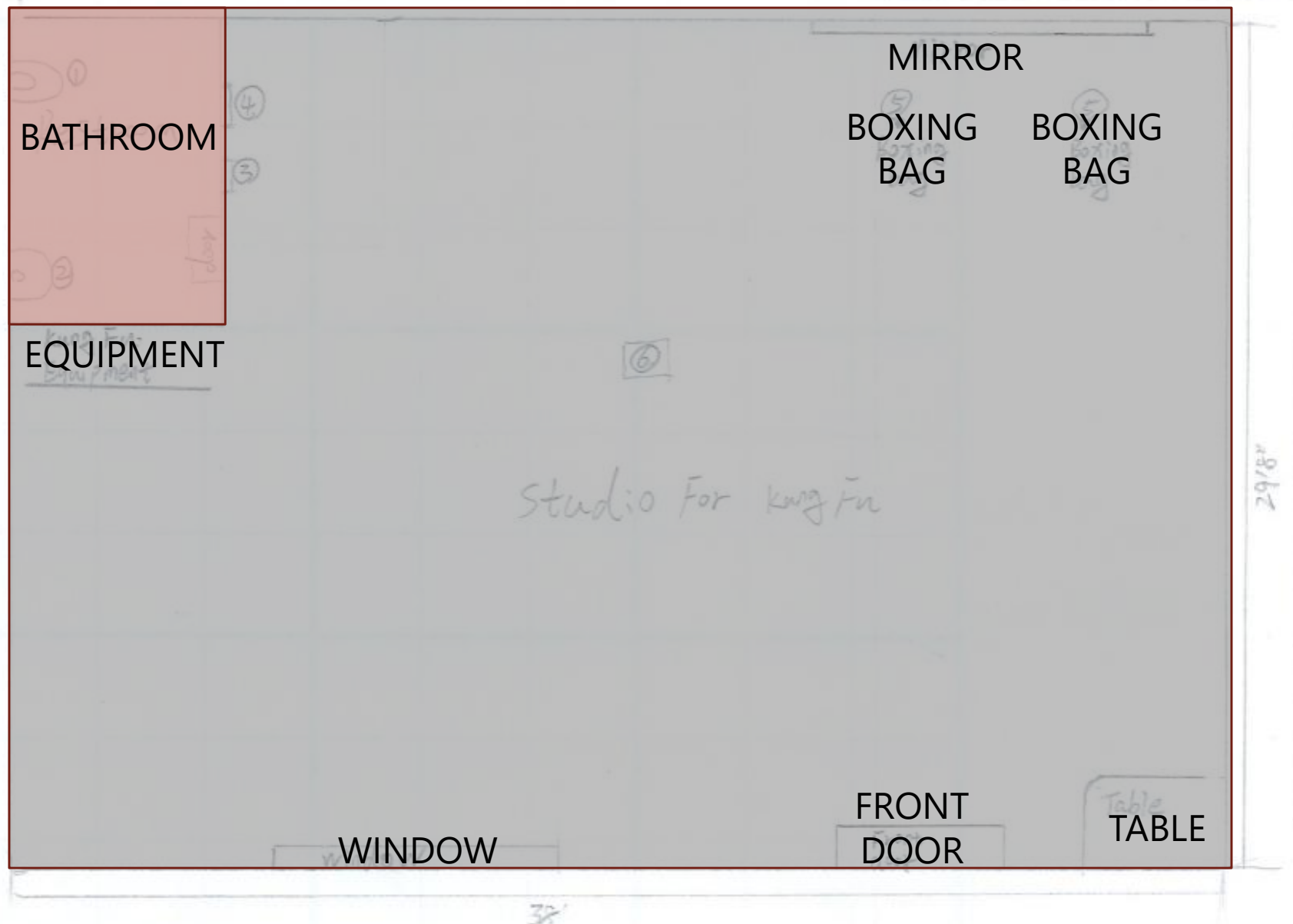


Existing Building



Floor Plan

- ① Toilet
- ② Washbasin
- ③ Electric Box
- ④ Fire Extinguisher
- ⑤ Boxing bag
- ⑥ pillar



Required Findings

- Comply with zoning code.
- Consistent with general plan and specific plan.
- Compatible with near-by land uses.
- Adequate/appropriate access to, from, and within site.
- Adequately served by public facilities and services.

Analysis

- Land Use Compatibility
- Traffic and Parking
- Noise

Land Use and Compatibility

- Zoning is Mixed use-medium
- Commercial uses to the north, south and east
- Multi-family residential to the west
- Office and personal service businesses in center
- Students will be dropped off in the parking lot
- Parking lot can support the business
- Noise can be addressed through conditions

Parking & Circulation

- Standard: 1 space / 333 sq ft
- Required for use: 3 spaces
- Required for previous use: 3 spaces
- No additional parking required
- Condition of approval #2: Limit number of students and employees
- Condition of approval #3: No drop-off or pick-up in the aisle. Must escort young children to front door.

Noise

- Minimize noise spilling into nearby residential areas
- Condition of Approval #1: Latest class must end at 8:00 p.m.
- Condition of Approval #4: Business activities must occur inside building
- Condition of Approval #5: Doors must be closed during class sessions to reduce noise

RECOMMENDATION

Adopt the attached resolution finding project is exempt from CEQA and approving File PL 22-3320 subject to conditions of approval.

File: PL 22-3320
Conditional Use Permit
5915 Oak Avenue
Martial Arts Studio



June 28, 2022

Planning Commission Meeting