

File: PL 22-3285
Conditional Use Permit and Major
Site Plan Review
9612-14 Las Tunas Drive



August 23, 2022

Planning Commission Meeting

Project Description

- **Proposal:** 2-story addition to commercial/retail building
- **Size:** 2,960 SF (1,162 SF addition)
- **Existing Uses:** Pharmacy; Trading Card Store
- **Surrounding Uses:** Retail, Restaurant, Office

Required Findings

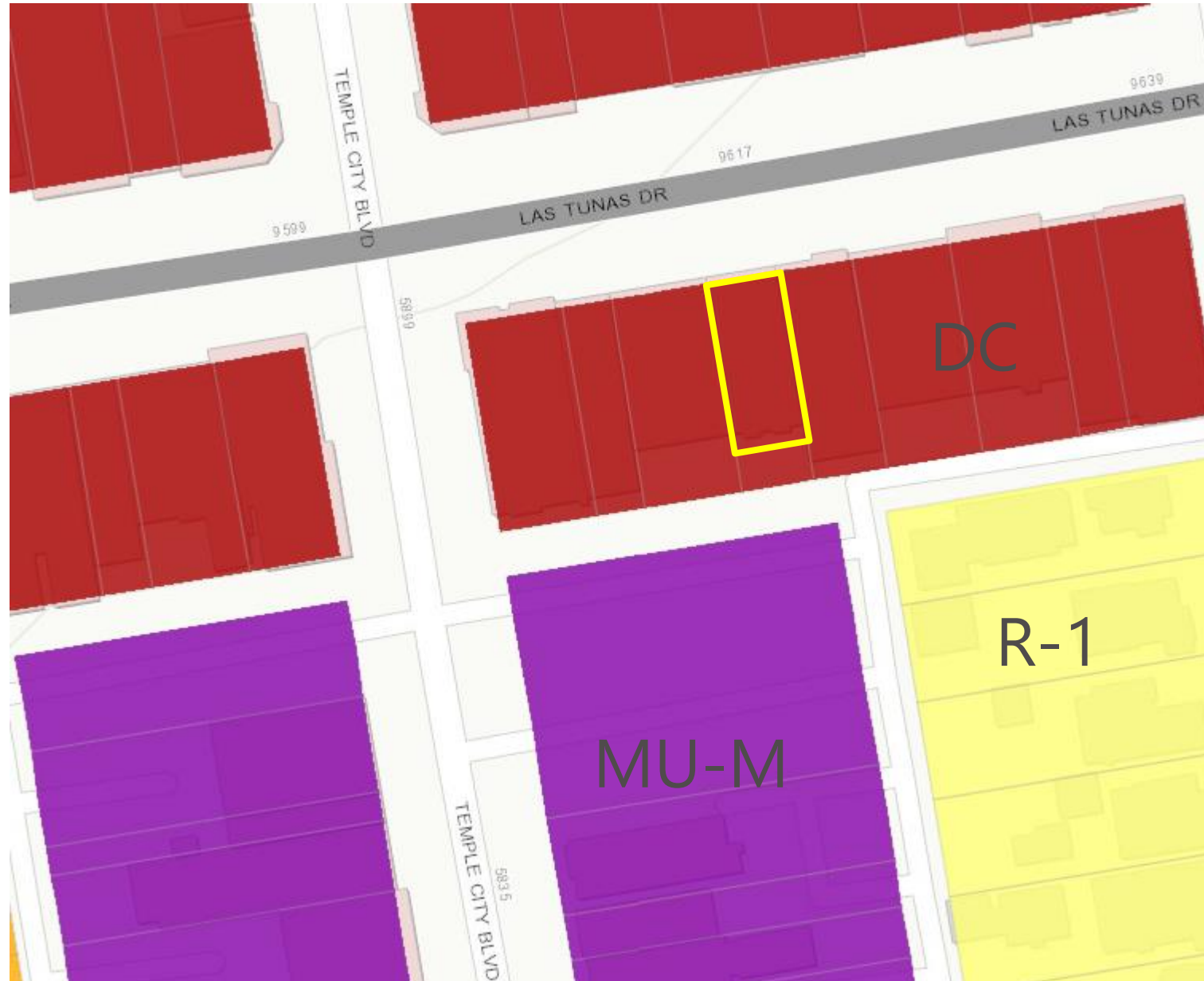
- Complies with zoning code
- Consistent with general plan/specific plan
- Compatible with adjacent land uses
- Adequate access to/from/within site; adequately served by public facilities/services
- Not detrimental to property/improvements or general welfare of city

Analysis

- Compatibility with Development Standards
- Compatibility with Design Criteria
- Parking

ZONING

Zoning:
Downtown
Core (DC)



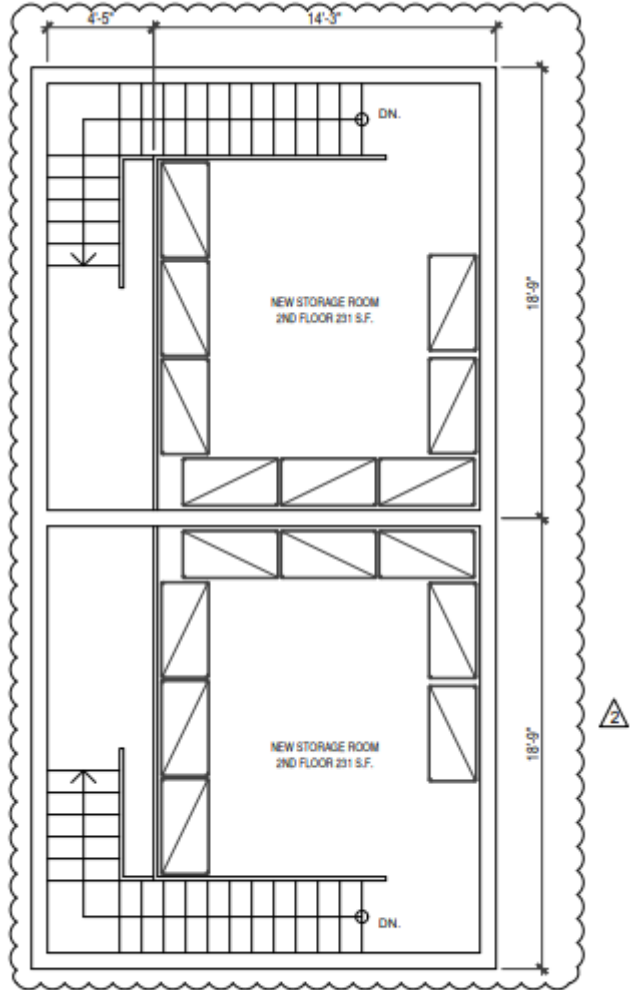
Existing Building (Storefront)



Existing Building (Rear)



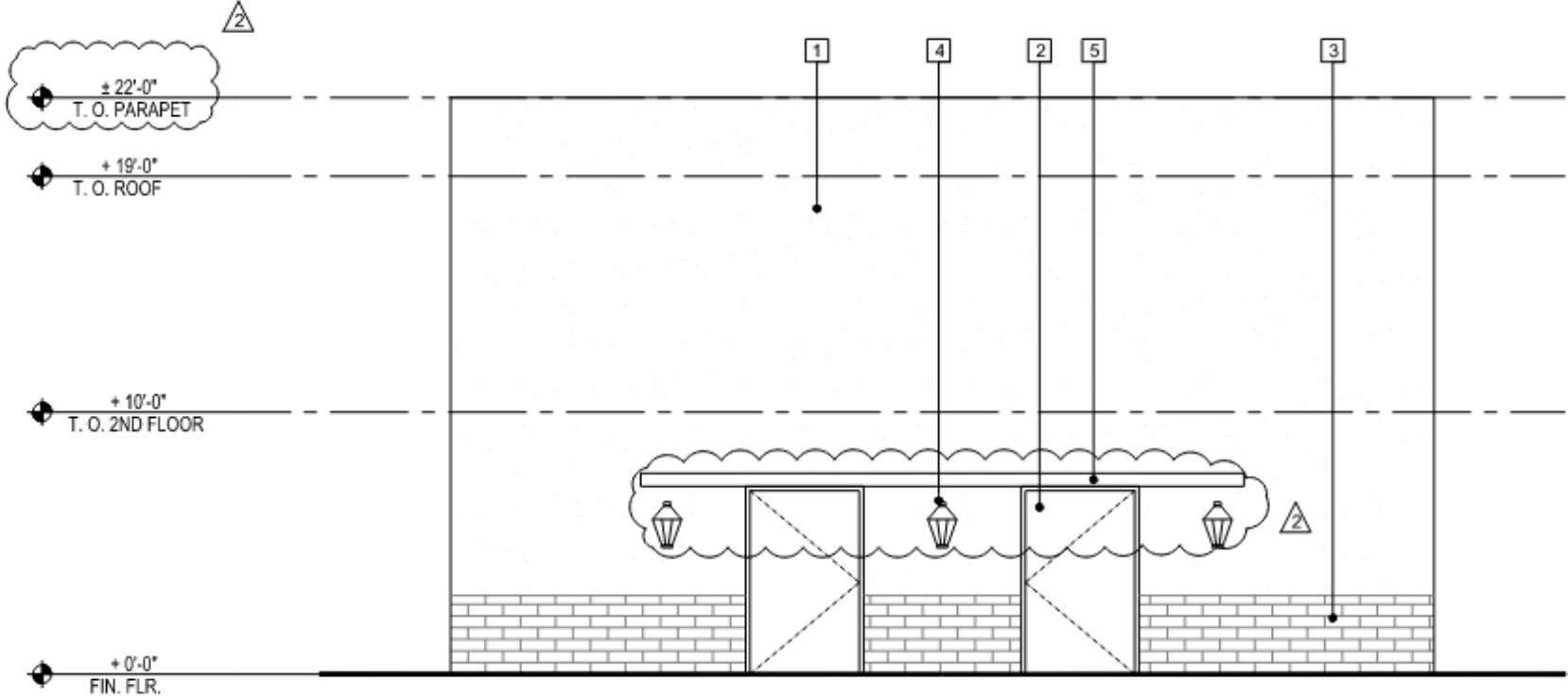
Proposed Second Floor Plan



2 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"



Proposed Elevation



Compatibility with Development Standards

- Setbacks: 0 feet
- Floor area ratio: 1.0
- Building height: 22 feet (45 max)
- Landscaping in rear
- **Condition 1:** provide landscape plan
- **Condition 6:** subdividing building into additional units prohibited

Compatibility with Design Criteria

- Downtown core- “main street” character
- Addition highly visible from parking lot and adjacent rear sidewalk.
- Exterior design refined with brick veneer and exterior lighting.

Compatibility with Design Criteria

- **Condition 2:** Add faux windows and shutters on the 2nd floor
- **Condition 3:** Provide cut sheets for new finish materials
- **Condition 4:** Provide cap on brick veneer along rear elevation
- **Condition 5:** Revised elevations will show appropriate cap on upper rear and side elevations

Parking

- Tenants use public parking lot
- Parking study assessed parking availability
 - Number of spaces available
 - Peak parking demand
 - Types of surrounding uses

Parking

- Zoning code: 1 parking space per 333 S.F.
- Total increase: 3 parking spaces
- Peak parking: Tuesdays at noon
- 17 open spaces
- Sufficient for expanded use

RECOMMENDATION

Adopt Resolution finding the project exempt from CEQA and approve File PL 22-3285 subject to the conditions of approval.