

File: PL 22-3606
9534, 9536 Las Tunas Drive
Conditional Use Permit
Dance Studio



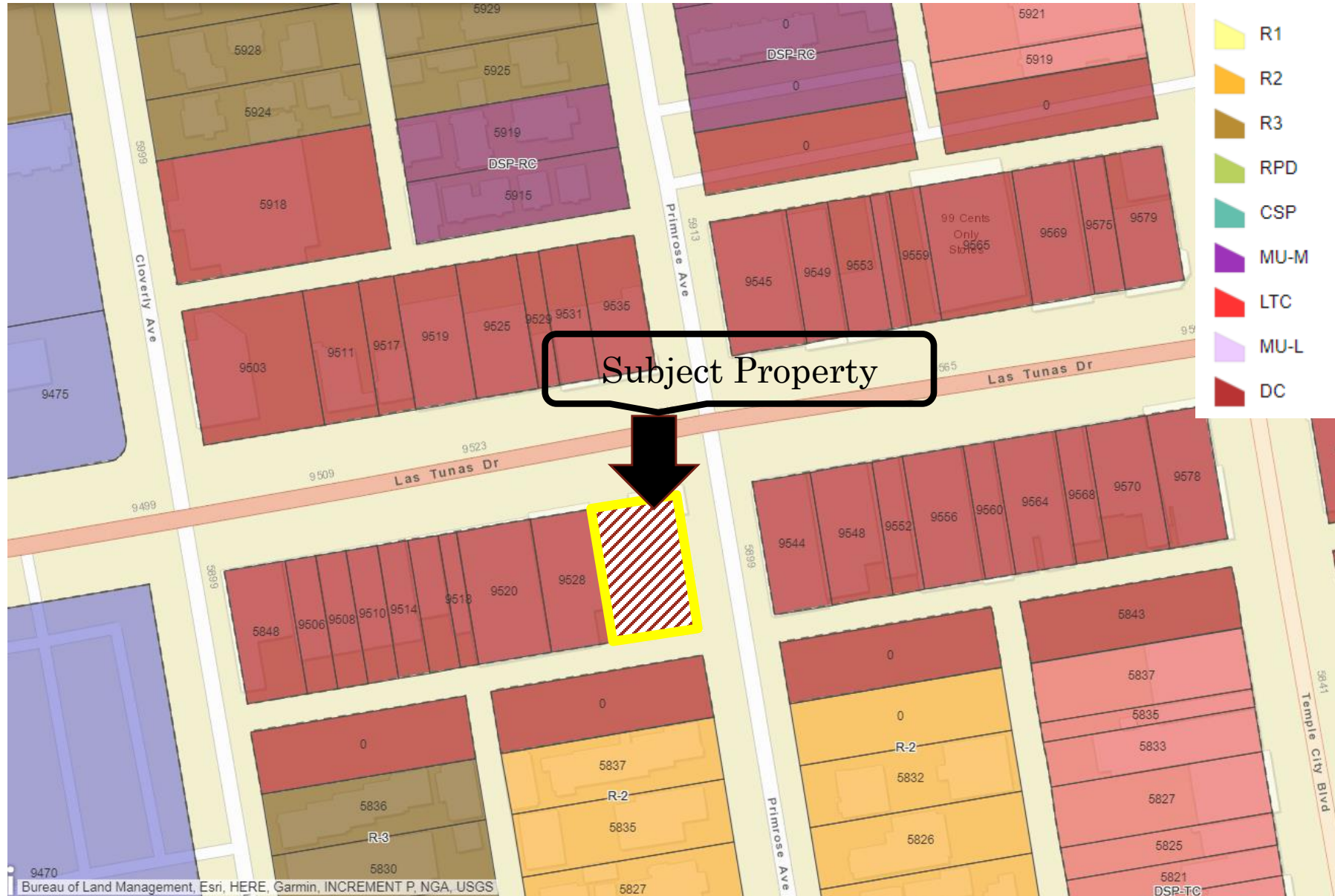
Planning Commission Meeting

November 9, 2022

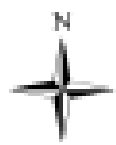
Request

- Expand a dance studio by 2,100 SF
- A CUP is required – expanding the floor area and change the hours of operation

Zoning



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



Aerial



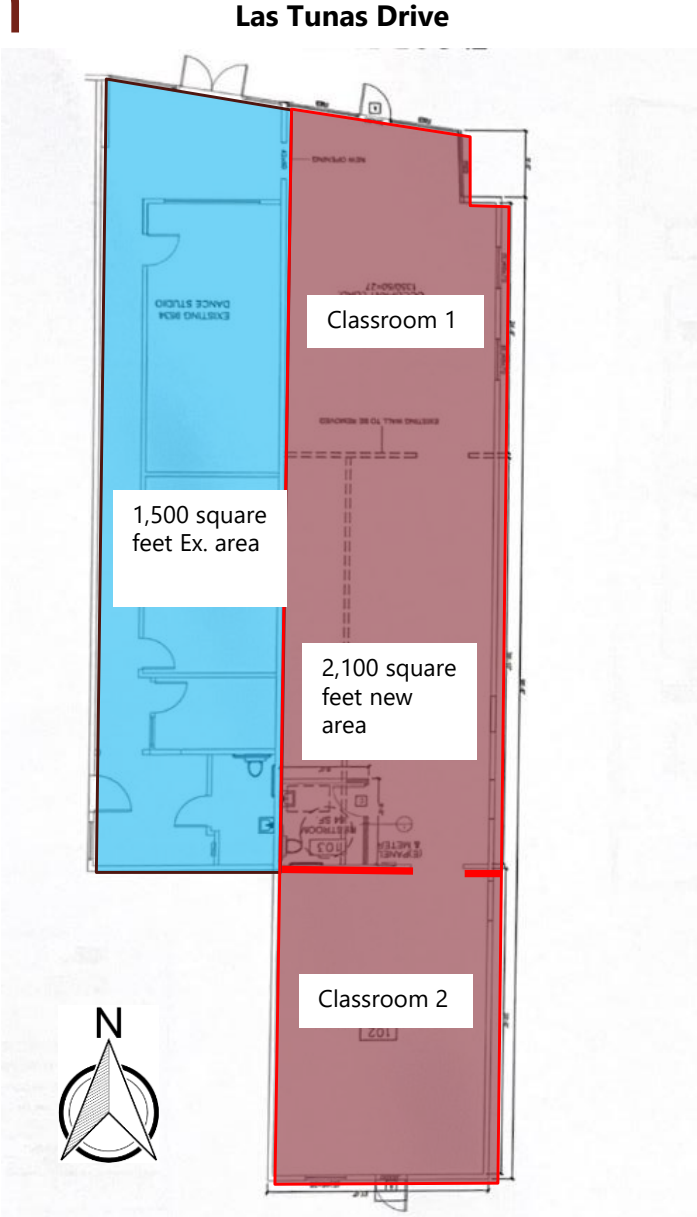
Street View



Proposal

- Expand Floor Area: from 1,500 SF to 3,600 SF
- Operation: from between 12:00 p.m. and 8:00 p.m. to between 12:00 p.m. and 9:00 p.m., Tuesday through Sunday.
- Capacity: From max. 10 students to 20 students at any given time
- Type of dance taught will not change: Hip hop, jazz-funk, k-pop, and contemporary dance

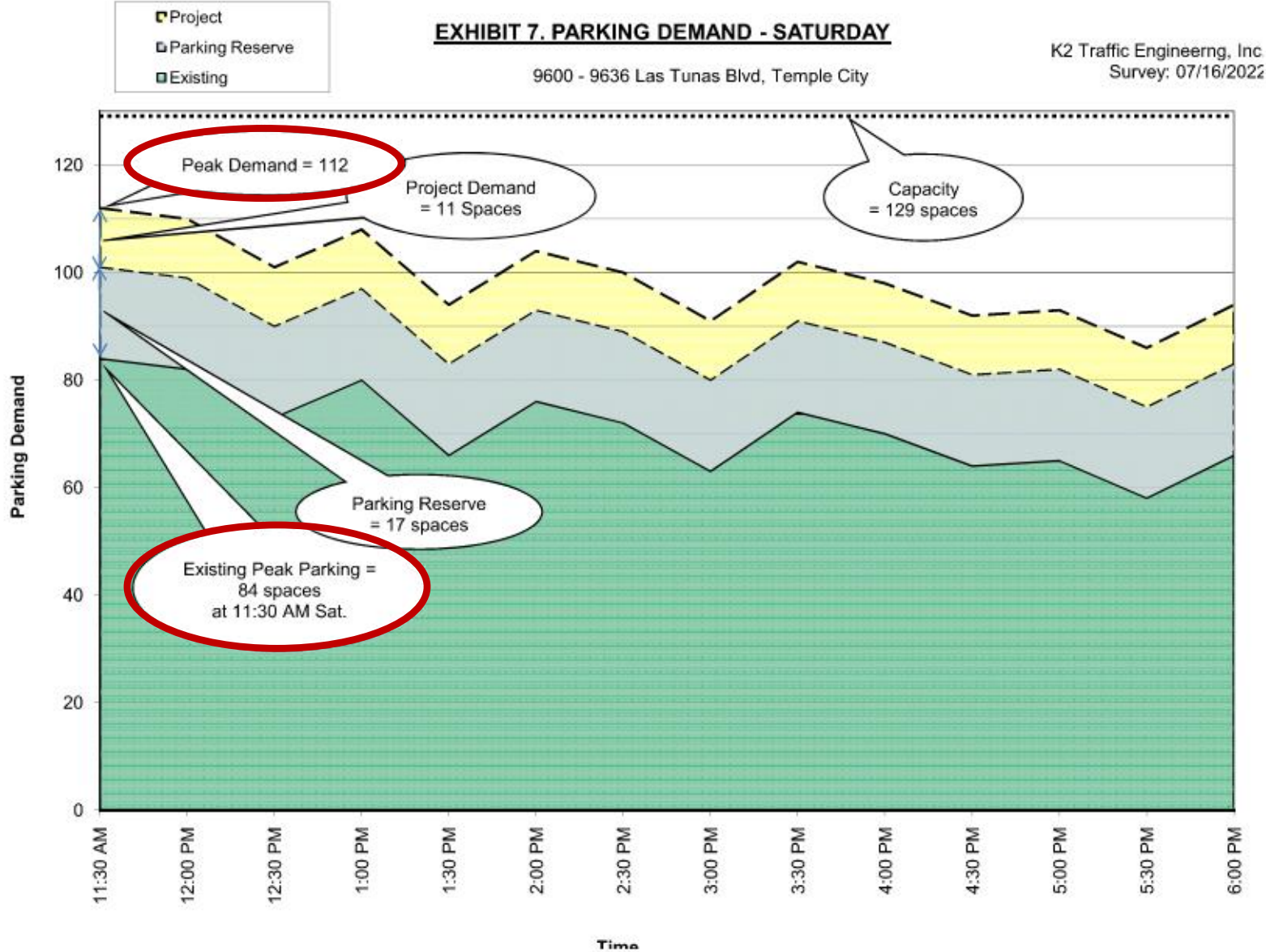
Business Floor Plan



Issues and Analysis

- Land Use Compatibility
- Potential Noise Concern
- Potential Parking and Traffic Impacts
- Property Maintenance Issue

Parking Study-weekend



Property Maintenance Issues



Conditions of Approval-Project Specific

1. Open between 12:00 p.m. to 9:00 p.m. except for office management.
2. Keep the maximum number of students at 20.
3. Do not conduct drop off and pick up activities in the drive aisle; and parents must escort children to the business.
4. Keep the rear door closed during class sessions.
5. Control noise and loitering.
6. Install two bike racks.
7. Remove the existing non-conforming sign.
8. Remove the back door.
9. Paint the building.
10. Direct exterior lighting down and turn on between dusk and business closing.

Recommendation

- Adopt the attached Resolution finding that the project is exempt from CEQA and approve File 22-3606 subject to the proposed conditions of approval.

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