

Artivan Dance Studio and Banquet Hall

P18-0849 (Conditional Use Permit), P18-0850 (Variance),
P19-0512 (Determination of Public Convenience or
Necessity)

**Community & Economic
Development Department**

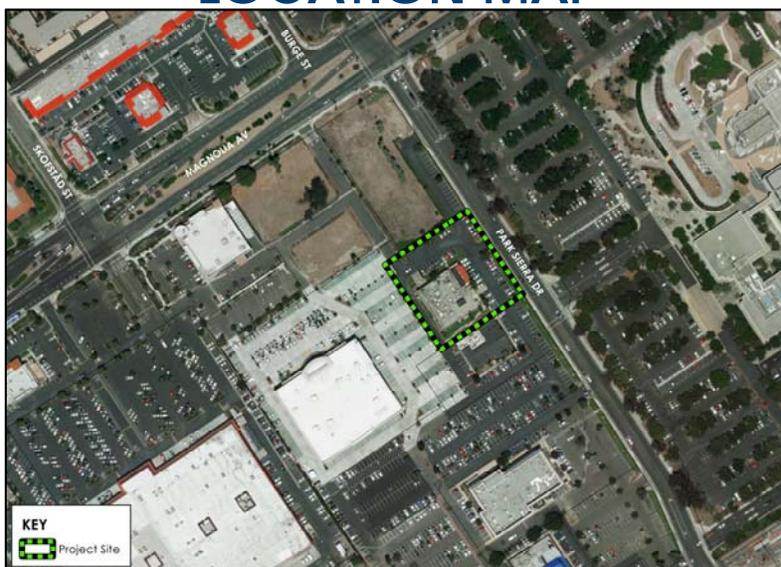
Planning Commission

Agenda Item: 3

October 17, 2019

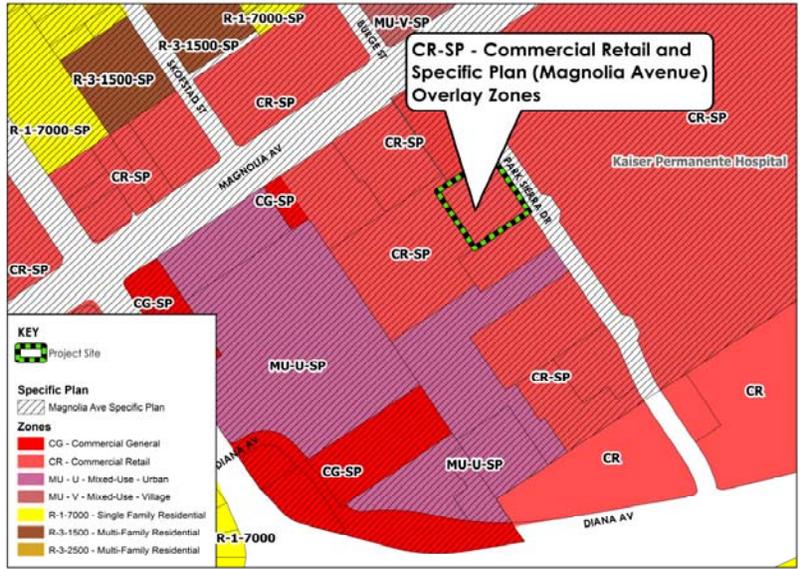
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LOCATION MAP



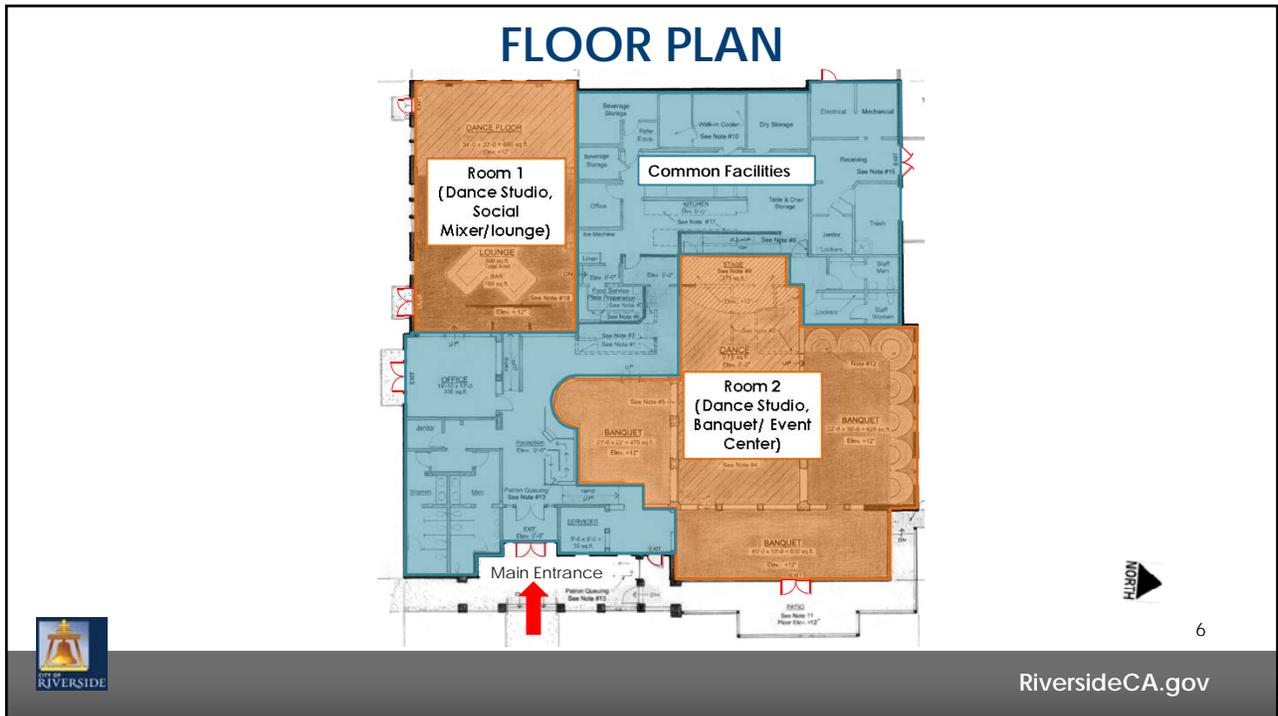
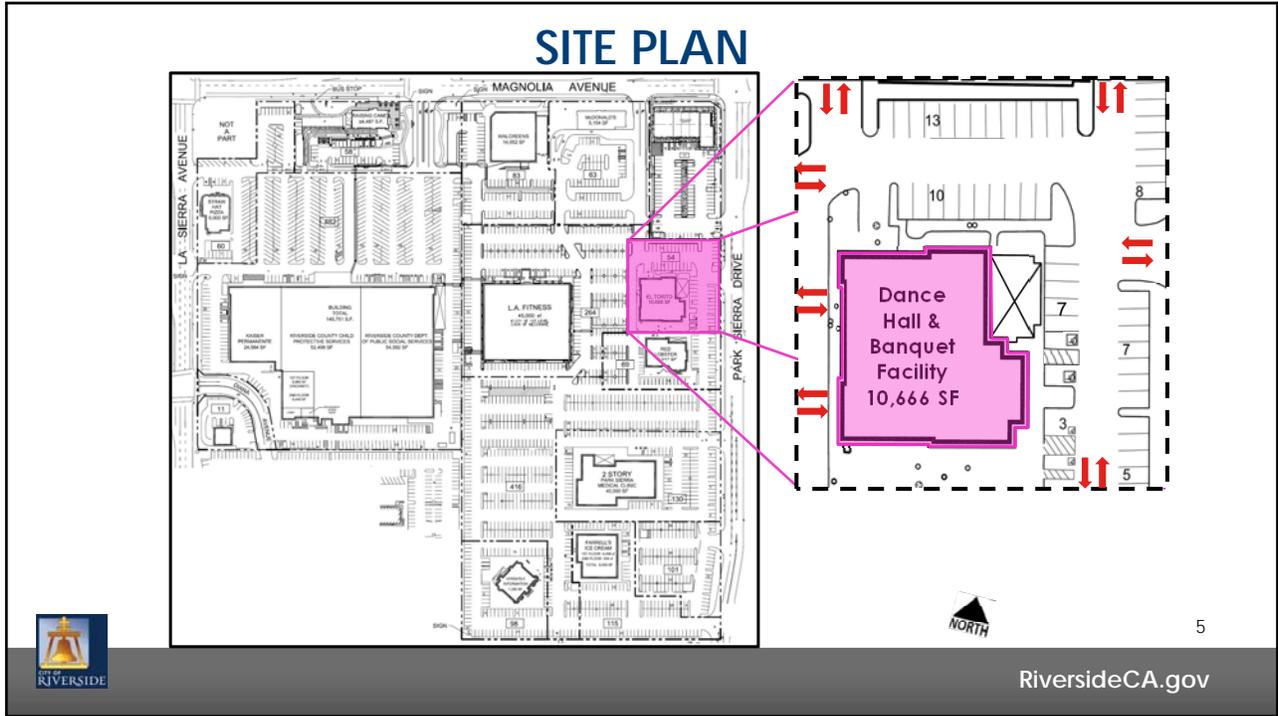
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ZONING/SPECIFIC PLAN MAP



EXISTING SITE PHOTOS





ALCOHOL LICENSES



Census Tract 414.08	
Existing Number of Licenses	13
Proposed Number of Licenses	1
Total Number of Licenses	14
Maximum Number of Licenses Permitted	3

KEY

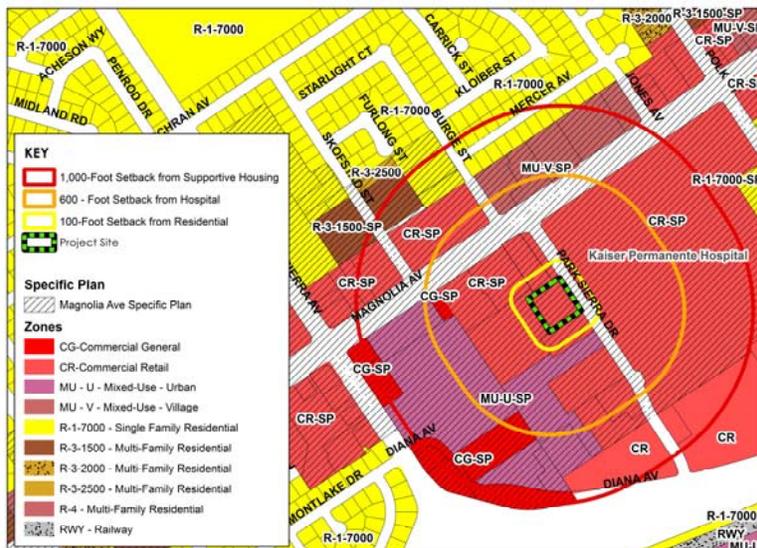
- Project Site
- On-Sale Alcohol Licenses
- Census Tract 414.08



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SEPARATION REQUIREMENTS



KEY

- 1,000-Foot Setback from Supportive Housing
- 600 - Foot Setback from Hospital
- 100-Foot Setback from Residential
- Project Site

Specific Plan

- Magnolia Ave Specific Plan

Zones

- CG-Commercial General
- CR-Commercial Retail
- MU - U - Mixed-Use - Urban
- MU - V - Mixed-Use - Village
- R-1-7000 - Single Family Residential
- R-3-1500 - Multi-Family Residential
- R-3-2000 - Multi-Family Residential
- R-3-2500 - Multi-Family Residential
- R-4 - Multi-Family Residential
- RWY - Railway



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RECOMMENDATIONS

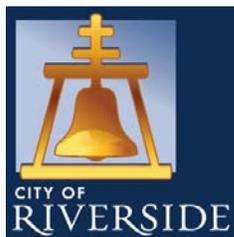
That the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) subject to Section 15301 (Existing Facilities), as this project will not have a significant effect on the environment; and
2. **APPROVE** the following Planning Cases, based on the findings outlined in the staff report, summarized in the attached findings and subject to the recommended conditions (Exhibits 1 & 2):
 - a. P18-0849 - Conditional Use Permit for the following:
 - Dance Studio
 - Banquet Facility (Assemblies of People – Entertainment)
 - Social Mixers (Assemblies of People – Entertainment)
 - On-Sale of Beer and Wine – Public Premises
 - b. P18-0850 - Variance
 - c. P19-0512 - Determination of Public Convenience or Necessity



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GENERAL PLAN MAP

REFERENCE ONLY

