



SMVS Temple

PLANNING COMMISSION MEETING: ITEM E.1

Staff: Mayank Patel, Associate Planner



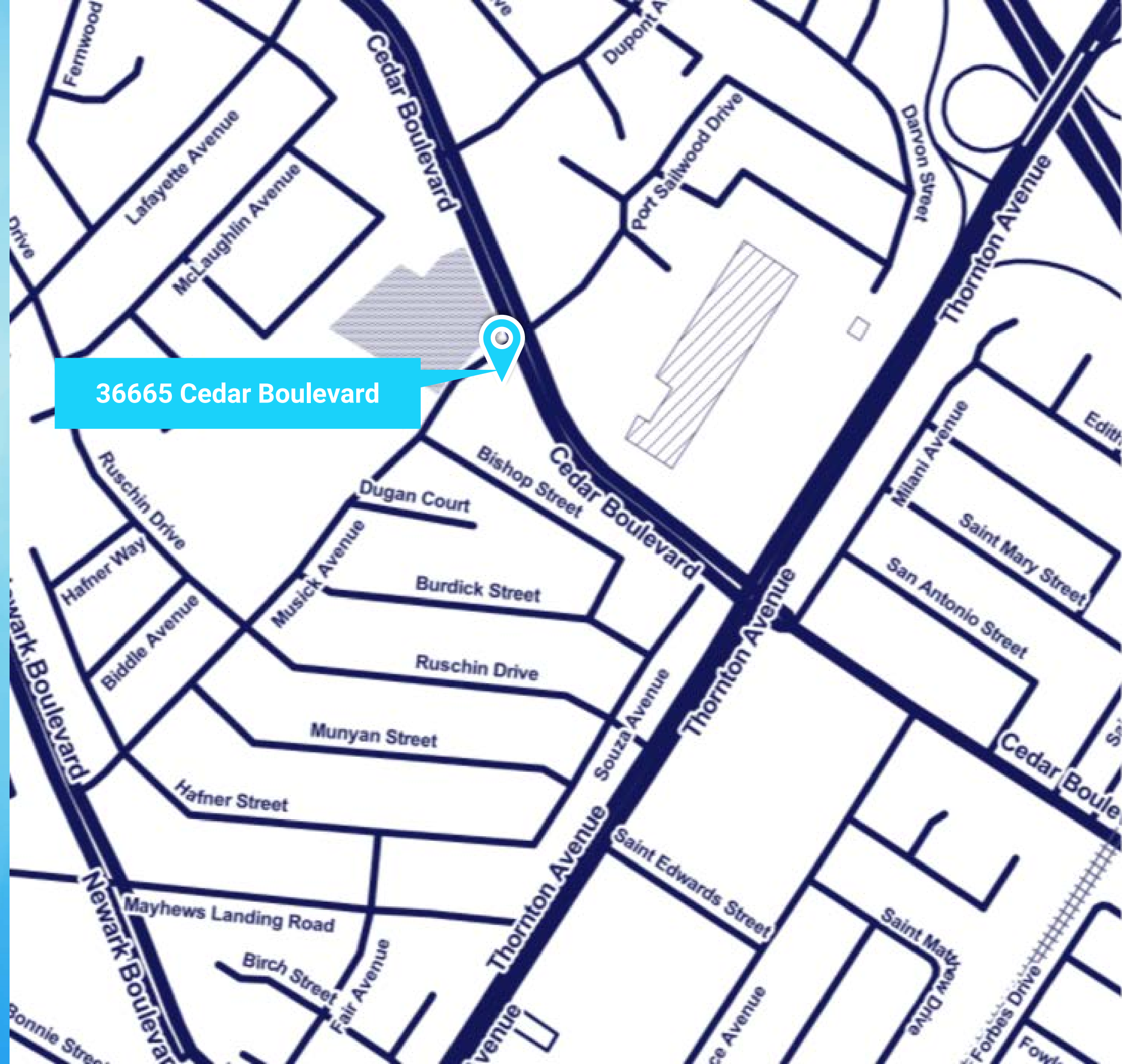
AGENDA

1. Project Location & Applicant
2. Project Proposal
3. Staff Recommendation
4. Questions
5. Applicant Presentation
6. Public Testimony
7. Deliberation & Action



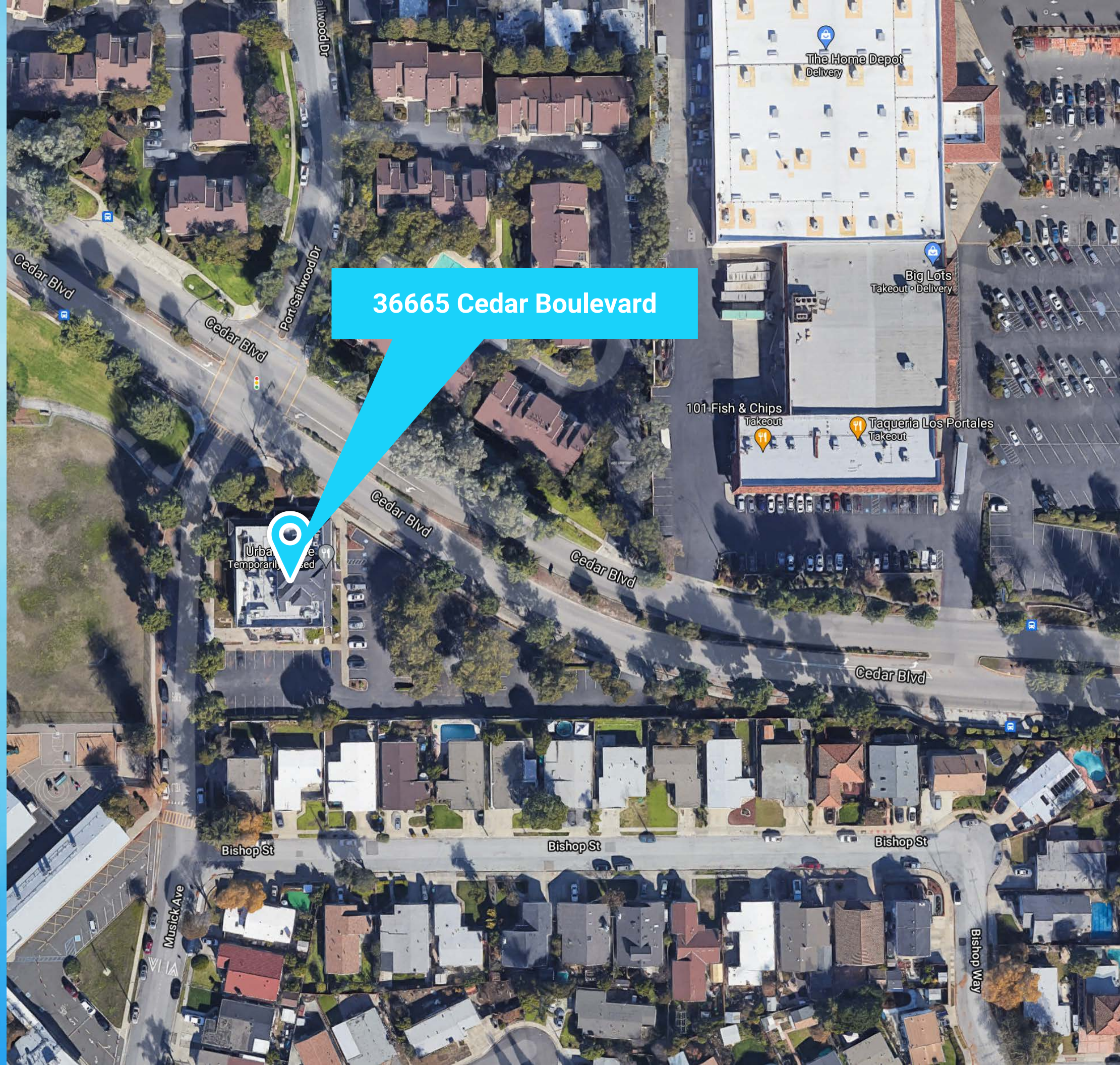
Project Location

36665 Cedar Boulevard





Site Context





Site Context





Project Applicant





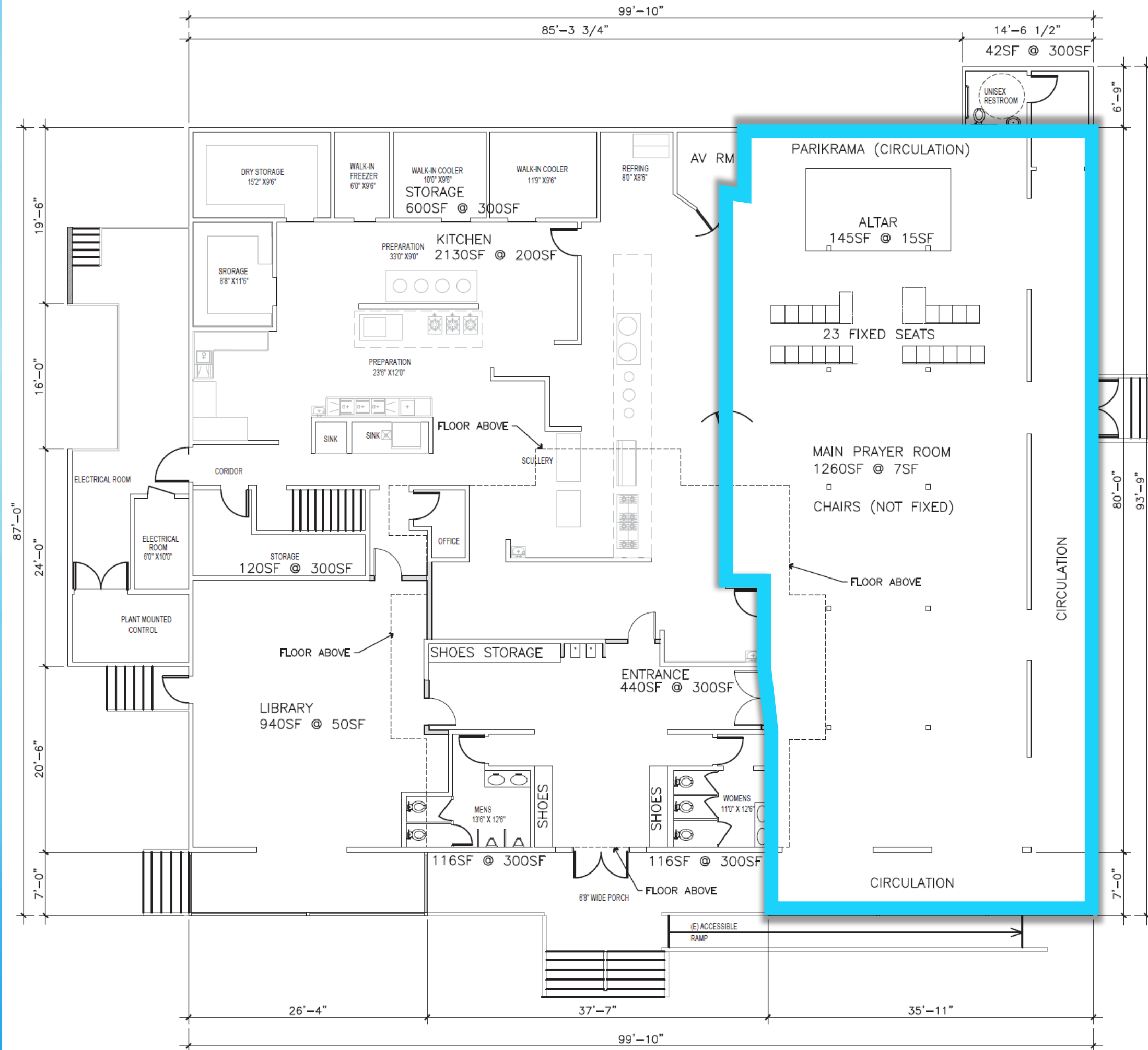
Project Proposal

Conditional Use Permit to allow a community assembly use at 36665 Cedar Boulevard. "Community assembly" is defined as:

"A facility for public or private meetings, including community centers, union halls, meeting halls, and other membership organizations. Included in this classification is the use of functionally-related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, classrooms and storage."



Project Proposal





Required Findings

NMC §17.35.060. CUP Findings

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this title [NMC Title 17] and all other titles of the Municipal Code;
- B. The proposed use is consistent with the general plan and any applicable specific plan;
- C. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;
- D. Tax revenue generated by the development will exceed the city's cost of the service demand as a result of the development or a compelling community benefit will be provided;
- E. The proposed use complies with any design or development standards applicable to the zoning district or the use in question unless waived or modified pursuant to the provisions of this title [NMC Title 17];
- F. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and
- G. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.



Community Meeting





CEQA

California Environmental Quality Act (CEQA)

The proposed project is categorically exempt from environmental review pursuant to CEQA Guidelines Sections 15301(e)(2) and 15061(b)(3).



RECOMMENDATION

Approve, by resolution, Conditional Use Permit based on the findings and conditions of approval provided in the Draft Resolution.



QUESTIONS?