

CUP 374
Fiske Building
7002 Moody Street

City Council
April 18, 2017

SUMMARY

- **March 28, 2017 CUP Application**
 - Applicant, Diamond Star Associates,
 - Owner Lee and Moody Investors, LLC
- **Request for Commercial Mixed-Use**
 - A CUP is required per the Zoning Code
 - Allows combination of commercial, office, or institutional land uses

BACKGROUND



BACKGROUND cont.

- **1976 - Fiske Building at 7002 Moody St. entitled under PP No. 151**
 - General Business District (C-2)
 - Amendment No. 2 (1978) added supplemental office/professional land uses
- **2003 – Zoning Code update**
 - Combined Neighborhood Business and General Business Districts into Neighborhood Commercial (NC) Zone

BACKGROUND cont.

- **2010 – Property rezoned to Planned Neighborhood Development (PND)**
 - limited uses to sales tax generating (retail)
 - PND Transition Period until sunset on Dec. 31, 2015, to allow changeover of uses
- **2016 to Present – Leasing Challenges**
 - Post sunset leasing attempts have not been successful
 - Need to diversify the allowable businesses in PND Zone for the property owner to lease

ANALYSIS

- PND Zone commercial retail zoning allows for commercial mixed-use
- “Commercial mixed-use ” land use as a combination of commercial, office, or institutional land uses
- Zoning Code requires a conditional use permit (CUP) for commercial mixed-use

ANALYSIS cont.

- **Permits land use diversity necessary to lease as the market permits**
- **By-right land uses in the underlying Neighborhood Commercial Land Use designation are now allowed**
- **Those commercial mixed-uses to be applied to entire second floor and 35% of the first floor**

ANALYSIS cont.

- **Supplemental Mixed Uses Include:**
 - **Business and Professional Offices**
 - **Medical Offices**
 - **Laundromats and Dry Cleaners**
 - **Martial Arts, Music and Dance Studios**
 - **Barber Shops and Beauty Salons**
 - **Misc. Services: Travel Services, Shoe Repair etc.**

ANALYSIS cont.

- 9 Conditions of Approval
- Contained as Exhibit B in Resolution provided as *Attachment 1* to report
- CUP is exempt from CEQA per Section 15301 (Existing Facility)
- Public Hearing was duly noticed
- All Findings for CUP can be made

FISCAL IMPACT

- Processing cost of CUP borne by Applicant

RECOMMENDATION

- **Adopt Resolution approving CUP 374 to permit commercial mixed-use for the two-story building at 7002 Moody Street**

QUESTIONS AND RESPONSES

SUPPLEMENTAL USES

Table I: COMMERCIAL MIXED-USE

	Permitted "P"
Business and Professional Offices	P
Barber Shops, Beauty, Nail and Tanning Salons, and similar uses	P
Laboratories, Medical, Dental, Optical, and X-Ray	P
Laundromats and Dry Cleaners (except central cleaning plants)	P
Martial Arts Studios, Music Studios, and Dance Studios.	P
Medical Offices (physicians, dentists, optometrists, chiropractors, acupuncture and similar practitioners)	P
Miscellaneous Services such as Travel Services, Photo Developing, Videotape Rentals, Shoe Repair, Appliance Repair, and similar uses	P
Outdoor Display And Incidental Seating Area	P
Pet Grooming and Pet Supply	P
Printing, Blueprinting, and Copy Services	P
Retail Stores	P
Showroom/Catalog Stores, without substantial on-site inventory	P
Surgicenters	P
Vehicle Parts Stores, with no repair or parts installation on the premises	P