

Tattoo Haven

Minor Conditional Use Permit
CUP22-051

525 4th Street, B

November 3, 2022

Christian Candelaria, City Planner
Planning and Economic Development

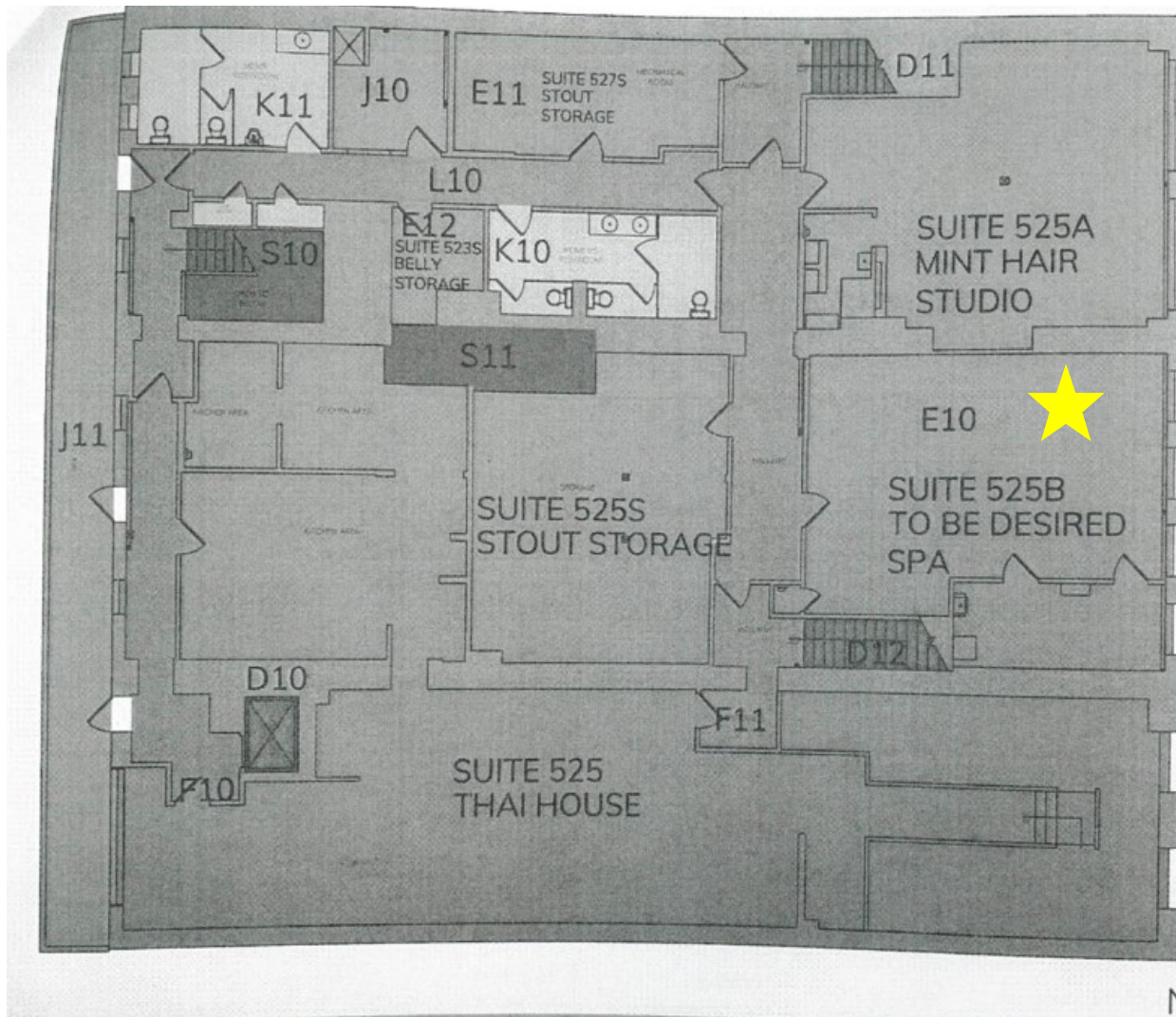
Minor Conditional Use Permit request for a tattoo shop located in the Downtown Station Area.

- 5 Tattoo Artists
- Hours of Operation are 11AM-7PM, 7 days a week.
- There will be an accessory retail use to sell merchandise related to the business and aftercare products.
- By Appointment only, limited to no walk-ins

Zoning: Core Mixed Use – Downtown Station Area (CMU-DSA)
General Plan: Core Mixed Use







BOUNDARY AREA		
C10	BOUNDARY AREA	7,554.4594
MAJOR AREAS		
D10	ELEVATOR	68.5317
D11	STAIR	67.8105
D12	STAIR	91.6261
TENANT AREAS		
E10	TENANT AREA	4,680.5690
E11	TENANT AREA	251.4401
E12	TENANT AREA	84.5979
STAIRS		
F10	DOOR SETBACK, 525	17.9189
F11	EXTENDED CORC, 525	45.4393
BALCONY		
J10	JANITOR ROOM	118.7214
J11	PUBLIC BALCONY	447.4015
FLOOR PLANS		
K10	WOMEN'S RESTROOM	245.3848
K11	MENS RESTROOM	176.1198
K12	SERVICE ROOMS	42.5714
BASE BUILDING CORC		
L10	BASE BUILDING CORC	937.7982
STAIRS/OTB		
S10	STAIR/OTB	179.4649
S11	UNKNOWN AREA	99.1140

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Required Findings

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
6. The proposed project has been reviewed in compliance with the California Environmental Equality Act (CEQA)”([Zoning Code Chapter 20-52.050](#)).

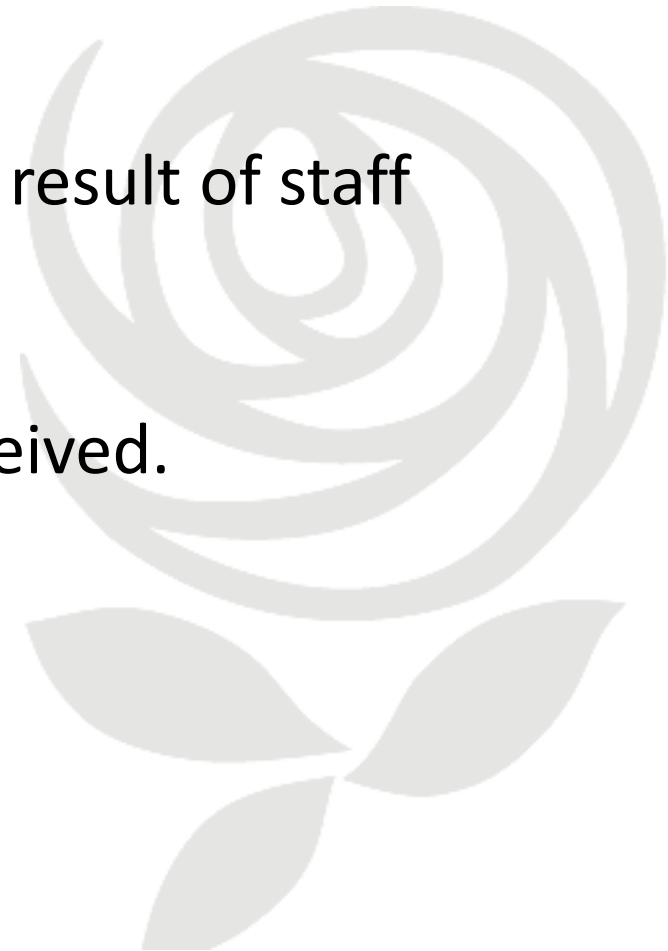
Environmental Review

California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for Class 1 Categorical Exemptions under CEQA Guidelines §15301 in that the project is located within an existing structure involving a minor interior modifications to an existing structure that will not result in significant impacts.

There are no unresolved issues as a result of staff review.

No public comments have been received.



It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Conditional Use Permit to allow the operation of Tattoo Haven at 525 4th Street, B.

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