

Raven's Palette Studios

Minor Conditional Use Permit
CUP22-068

490 Mendocino Ave., Ste. 107

January 5, 2023

Sheila Wolski, City Planner
Planning and Economic Development

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

- One tattoo artist, one chair
- Hours of operation are Wednesday-Sunday 12pm-8pm. Closed Monday and Tuesday
- By appointment only, no walk-ins

490 Mendocino Ave., Suite 107

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





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 a Class 1 Categorical Exemption under CEQA Guidelines §15301 in that the project is located within an existing structure involving 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 Raven's Palette Studios at 490 Mendocino Ave., Suite 107.

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