

# The Dungeon

## Minor Conditional Use Permit

### CUP23-005

452 B Street

July 6, 2023

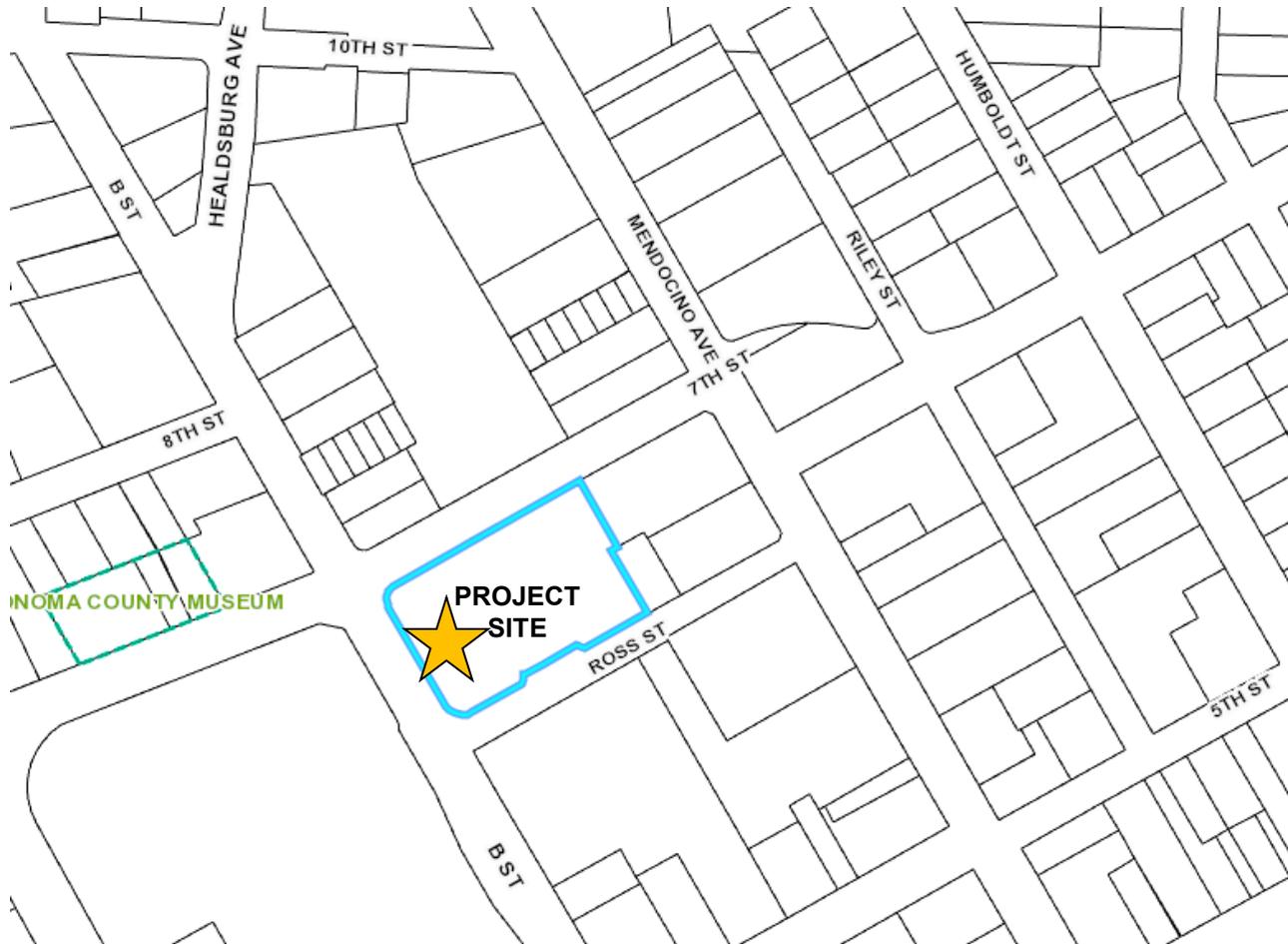
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Suzanne Hartman, City Planner  
Planning and Economic Development

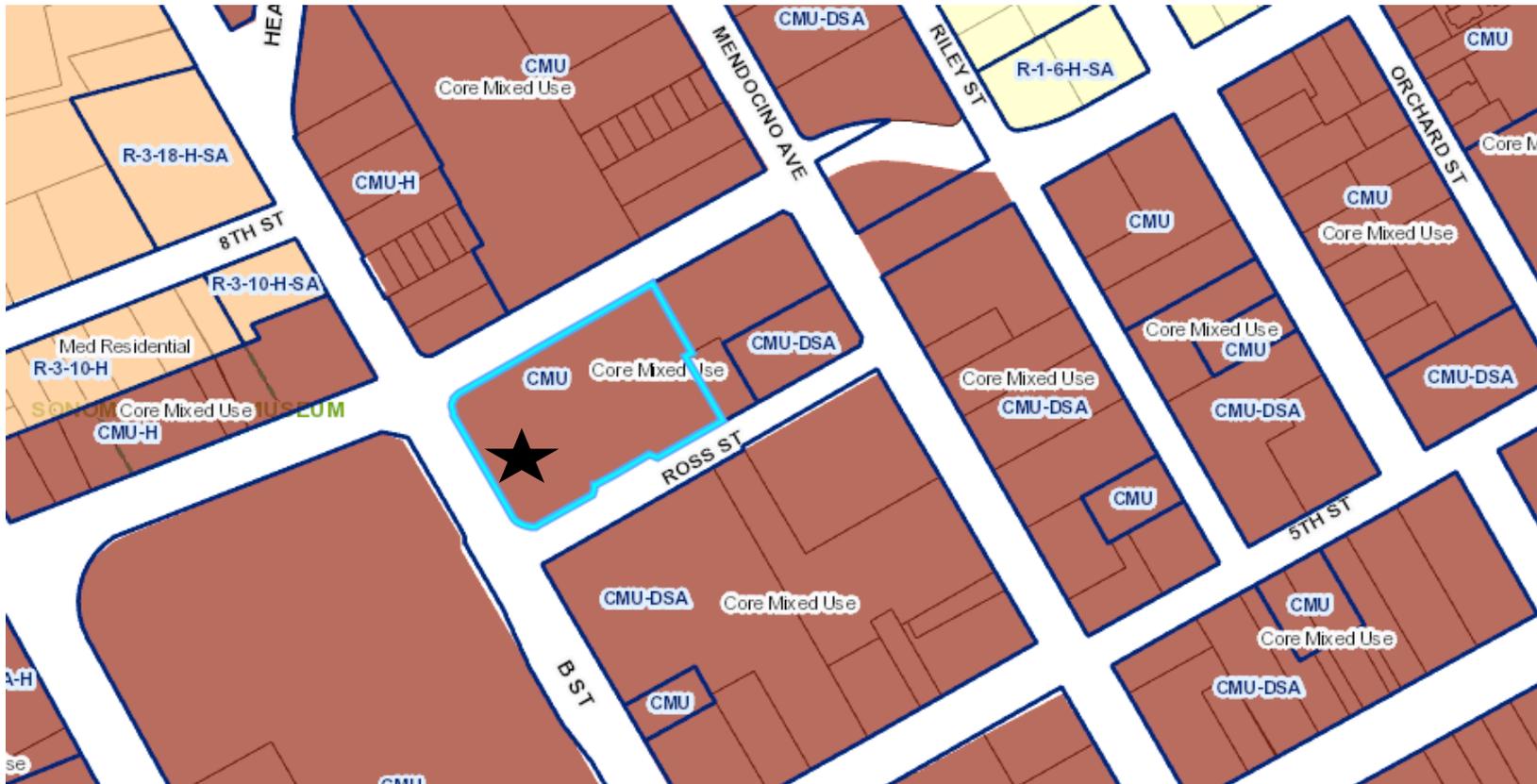
Minor Conditional Use permit to allow for body piercing services at the existing retail store, The Dungeon, located at 452 B Street.

- Piercing room is 300 sf





- General Plan Land Use Designation: Core Mixed Use
- Zoning District: Core Mixed Use (CMU)



# Existing Front Elevation





- 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;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;

## Required Findings (Continued)

- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- 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

# Environmental Review

## California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

- Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 – Existing Facilities

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



It is recommended by the Planning and Economic Development Department that the Zoning Administrator, by Resolution, approve a Minor Conditional Use Permit to allow for body piercing services at The Dungeon, located at 452 B Street.

Suzanne Hartman, City Planner  
Planning and Economic Development  
[SHartman@srcity.org](mailto:SHartman@srcity.org)  
(707) 543-4299

