

Xican Studio

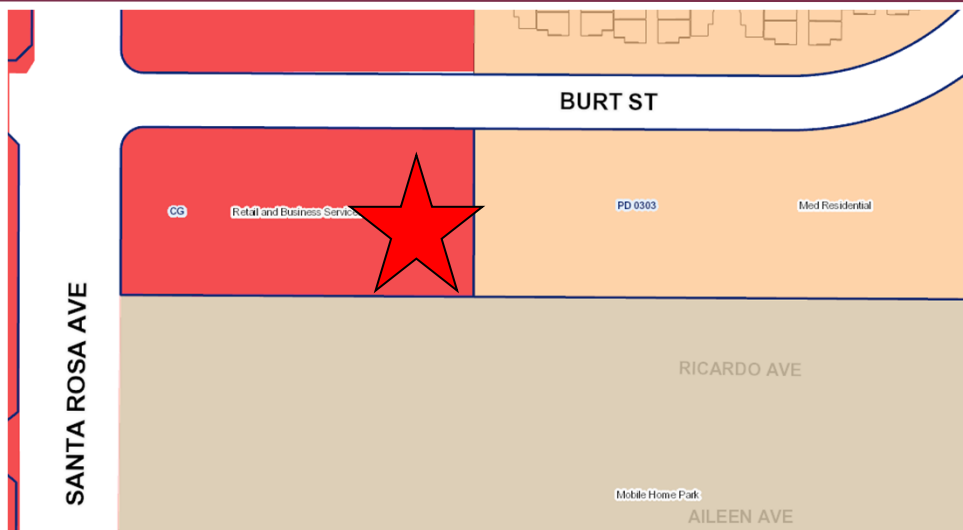
100 Burt St, Suite K, Santa Rosa

April 4, 2024

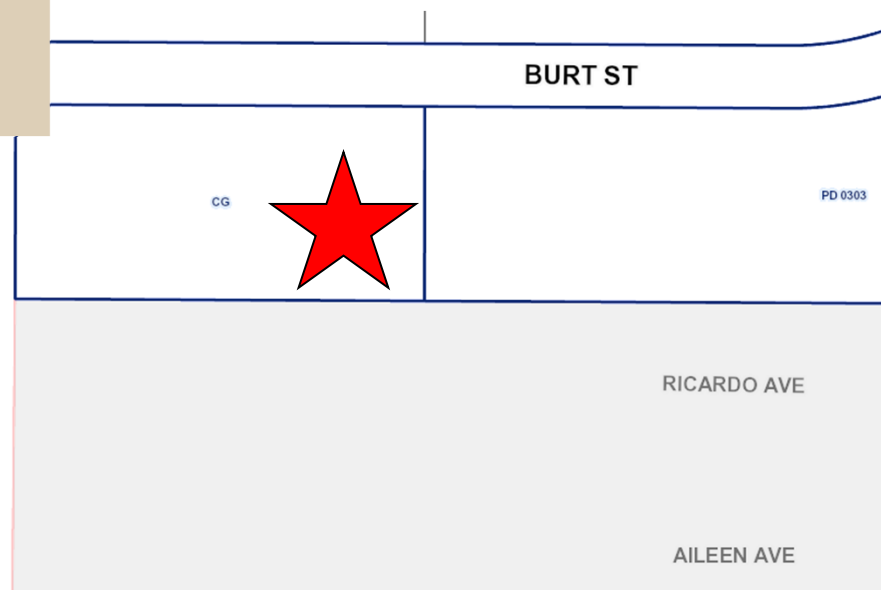
Jandon Briscoe, City Planner
Planning and Economic Development

- The applicant is proposing a tattoo studio that will be open from Noon to 6pm, and they will sell clothing with the store's logo.

General Plan & Zoning

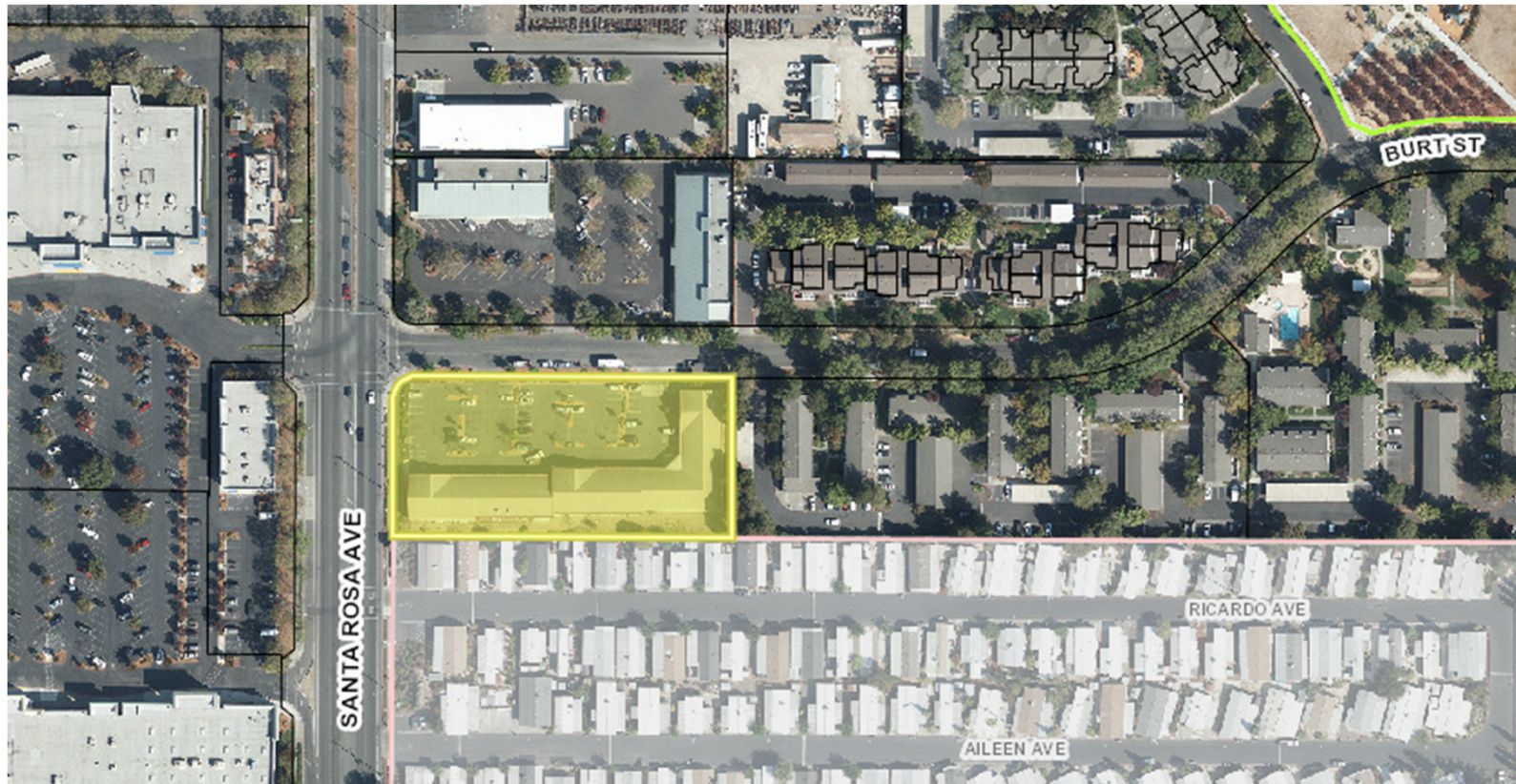


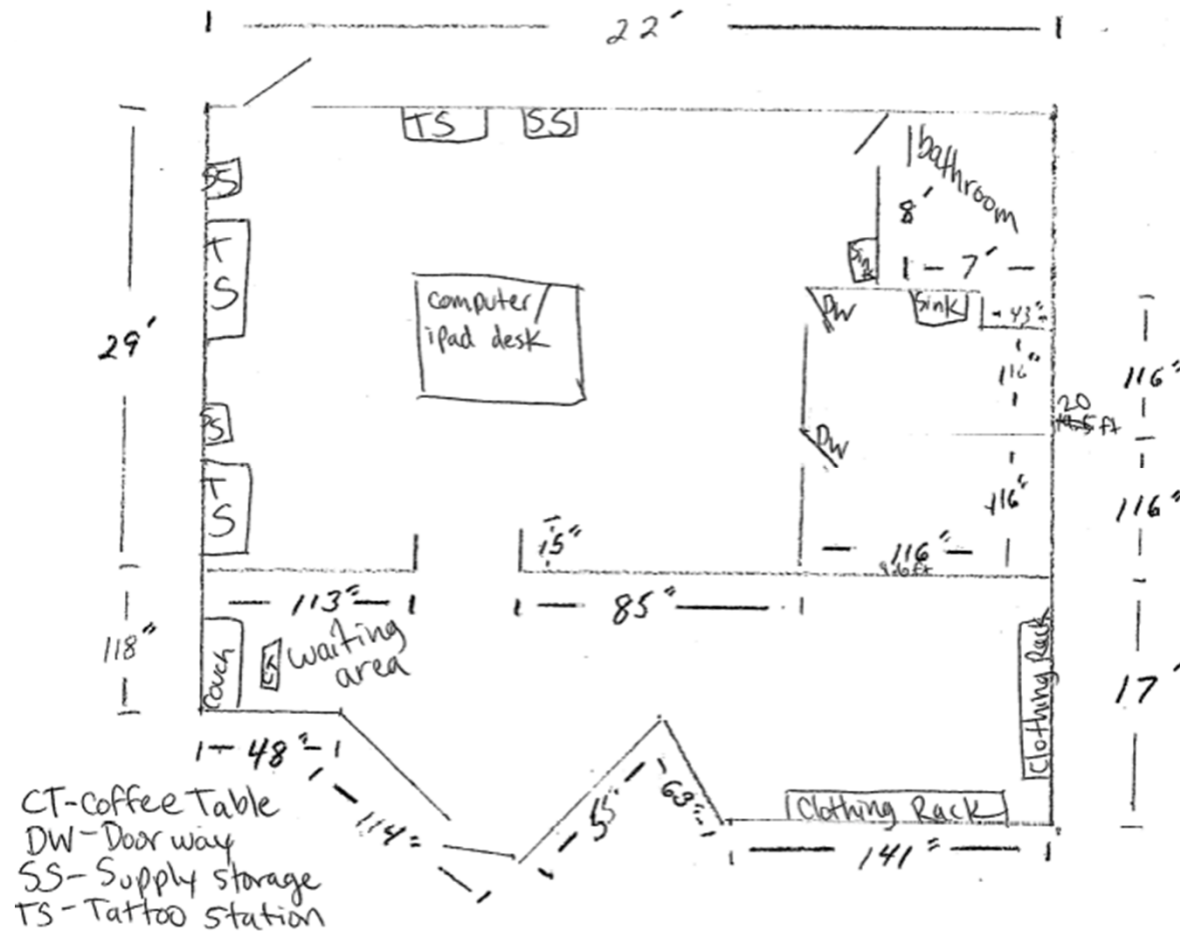
General Plan: Retail and Business Services



Zoning: General Commercial

Neighborhood Context





Required Findings

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

Environmental Review

California Environmental Quality Act (CEQA)

- The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15301, the project is categorically exempt from CEQA because the project consists of only minor interior alterations to an existing structure and will not involve any expansion of the existing or former use.

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

Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Design Review to allow a tattoo shop at 100 Burt St, Suite K.



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