



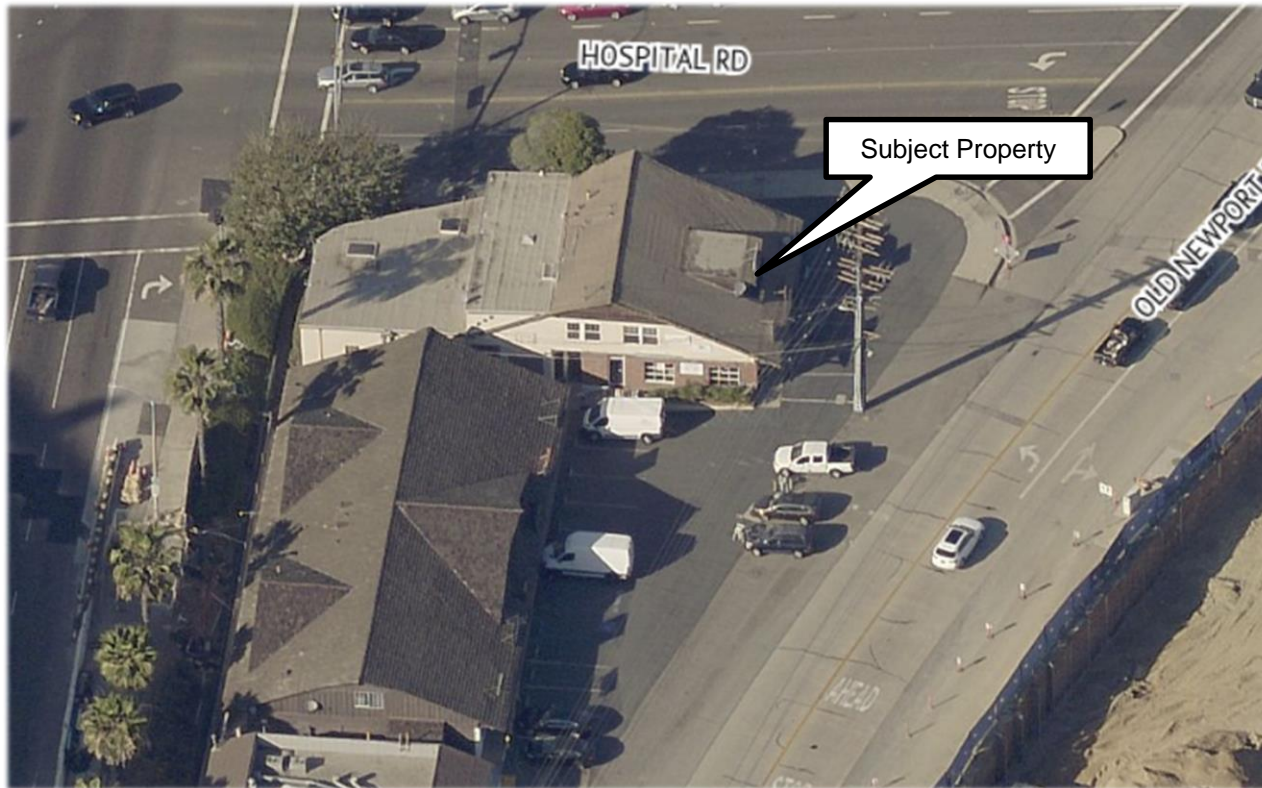
Planning Commission
Public Hearing
May 17, 2018





Introduction

- PC April 5, 2018 – Item Continued
- Address concerns and limit operations





Issue Areas

1. Clarification of use
2. Parking
3. Neighborhood Compatibility
4. Address





(1) Clarification of Use

- Artist's studio (Graphic design, painting, etc.)
 - Permitted by-right (w/out discretion)
- Tattoo use
 - Requires MUP
- **Condition No. 2:** Tattoo use shall remain ancillary to primary use as artist studio



(2) Parking

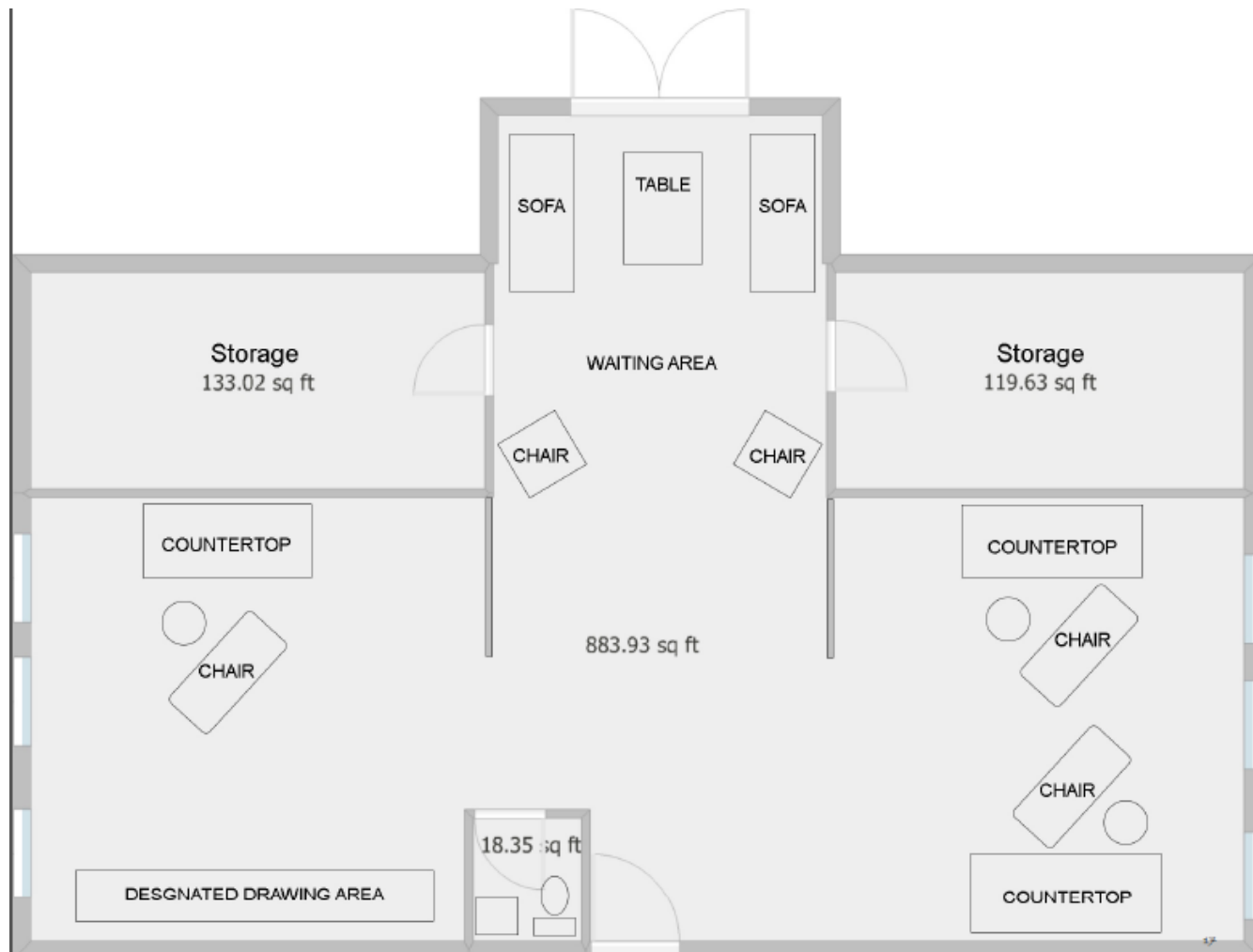
Limit parking demand during peak hours

- **Condition No. 5:** Gaps required between appointments

- **Condition No. 7:**
 - Daytime hours limited to one (1) tattoo artist
 - Evening hours limited to two (2) tattoo artists



Floor Plan





(2) Parking

- Example uses permitted by-right:
 - Yoga or Pilates Studio
 - Barber Shop
 - Beauty Parlor

- Take-Out Service Limited
 - MUP required
 - 6 seats or less



(3) Neighborhood Compatibility

- **Condition No. 3:** Hours of Operation limited to 10 am to 9 pm
 - Previously 10pm
- **Condition No. 4:** No appointments or walk-ins after 8 pm
 - Previously 9pm
- **Condition No. 11:** No new second floor signage without sign program. Unpermitted roof sign shall be removed.

[illegible]



Conclusion

Staff Recommendation

- Conduct a public hearing
- Find Project Categorical Exempt from CEQA
- Approve Minor Use Permit No. UP2017-031 (PA2017-232)

Alternatives

- Provide additional and/or revised conditions
- Deny based on inability to make findings



For more information contact:

Liz Westmoreland, Assistant Planner
949-644-3234
lwestmoreland@newportbeachca.gov
www.newportbeachca.gov