



Board of Adjustment
Meeting Date: January 24, 2023
Requested By: Development Services Dept.

Item Title:

Consider a request for a conditional use permit for property located at 604 North B Street.

Explanation:

Applicant Earl Ramirez has submitted a request for a Conditional Use Permit to allow a Recreational Club with meeting facilities on property located at 604 North B Street. The club's name would be "Flag Stix". The property contains a former neighborhood school (Whittier) and is zoned R-2 Urban Family Residential District.

The property was primarily used as a daycare which closed in summer 2022. It is partially used by a church for charity services and gatherings, which are permitted in the R-2 district. The proposed conditional use permit would add several indoor activities including golf and archery simulators for local teams and the community, gym rentals for meetings and gatherings, an arcade room, arts and crafts, light concessions, equipment consignment, and a scholarship program. Exterior activities would include a corn hole league or tournaments and children's fun day. The owner is also currently storing four personal RVs on the property.

A Recreational Club with meeting facilities is permitted in the R-2 district with the issuance of a conditional use permit. The subject property is situated in a residential area one block west of the North Market Street corridor. It abuts UC mixed use zoning to the east, and R-2 zoning to the north, south and west. Despite the adjoining UC mixed commercial/residential zoning, there are no businesses in the vicinity of the subject property.

STAFF RECOMMENDATION:

The review criteria for conditional use permits are attached. Staff recommendation is to approve the request with the following conditions designed to help the proposal fit the surrounding neighborhood:

1. Exterior operations shall end by dusk with no added exterior lighting for activities.
2. Interior operations and activities shall end by 8:00 pm.
3. There shall be no exterior storage except two (2) personal trailers, RVs, or vehicles may be stored on the property exterior at any given time. This limit

may increase to no more than four (4) personal trailers, RVs, or vehicles if visibly screened from the adjoining streets.

ALTERNATIVE ACTIONS:

1. Deny the conditional use permit request.
2. Other actions as determined by the Board of Adjustment.

Budget Consideration:

\$100.00 application fee

Attachments:

Application with attachments, floor plan, resolutions, zoning location map