



Tuttle Residence Conditional Use Permit CUP21-10

Planning Commission Hearing – October 7, 2021

Alex Lerma
Planning Project Manager





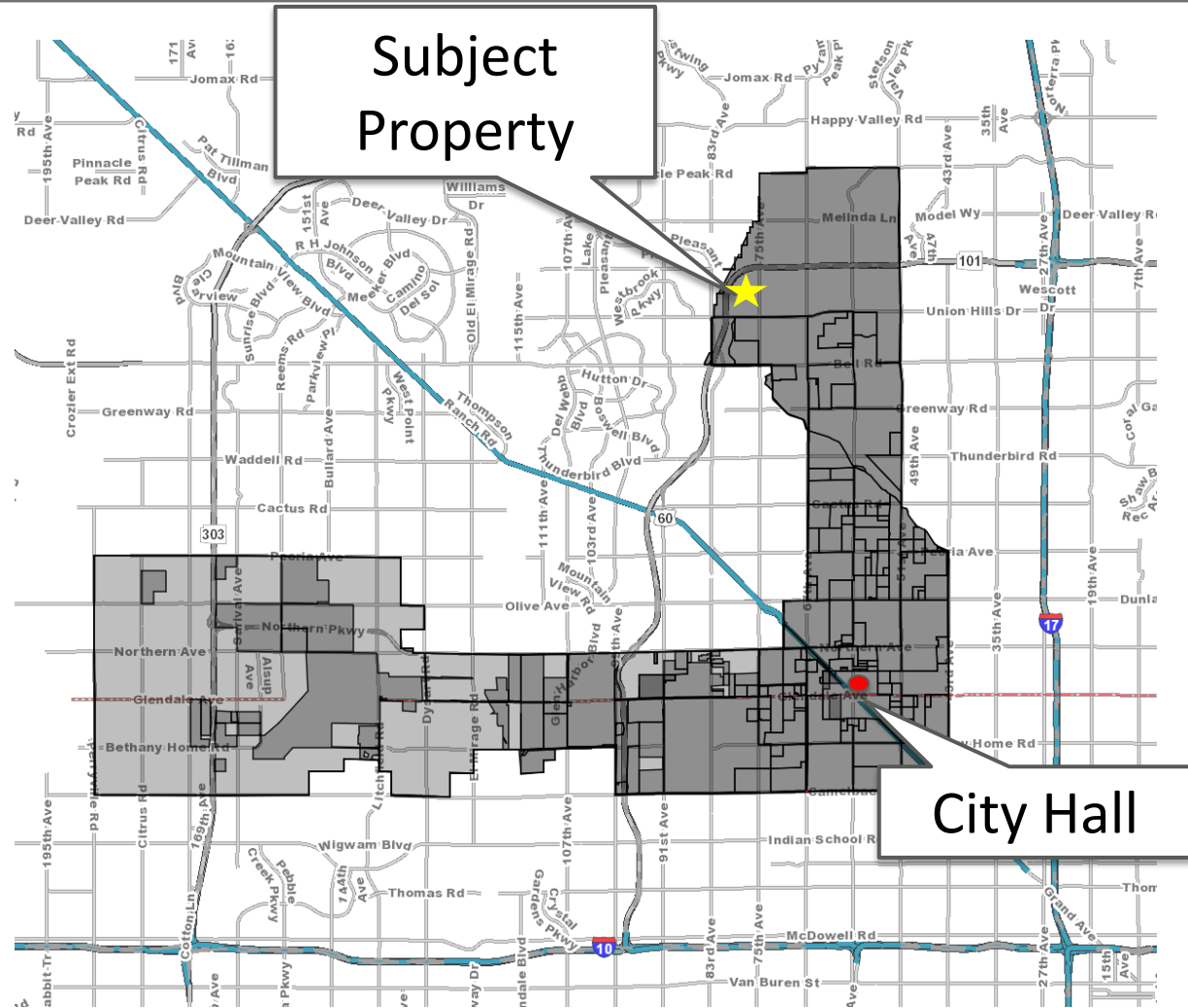
Request

Request for a Conditional Use Permit to allow for personal swimming classes as a Class II Home Base Occupation in the R1-7 PRD (Single Residence, Planned Residential Development) zoning district.

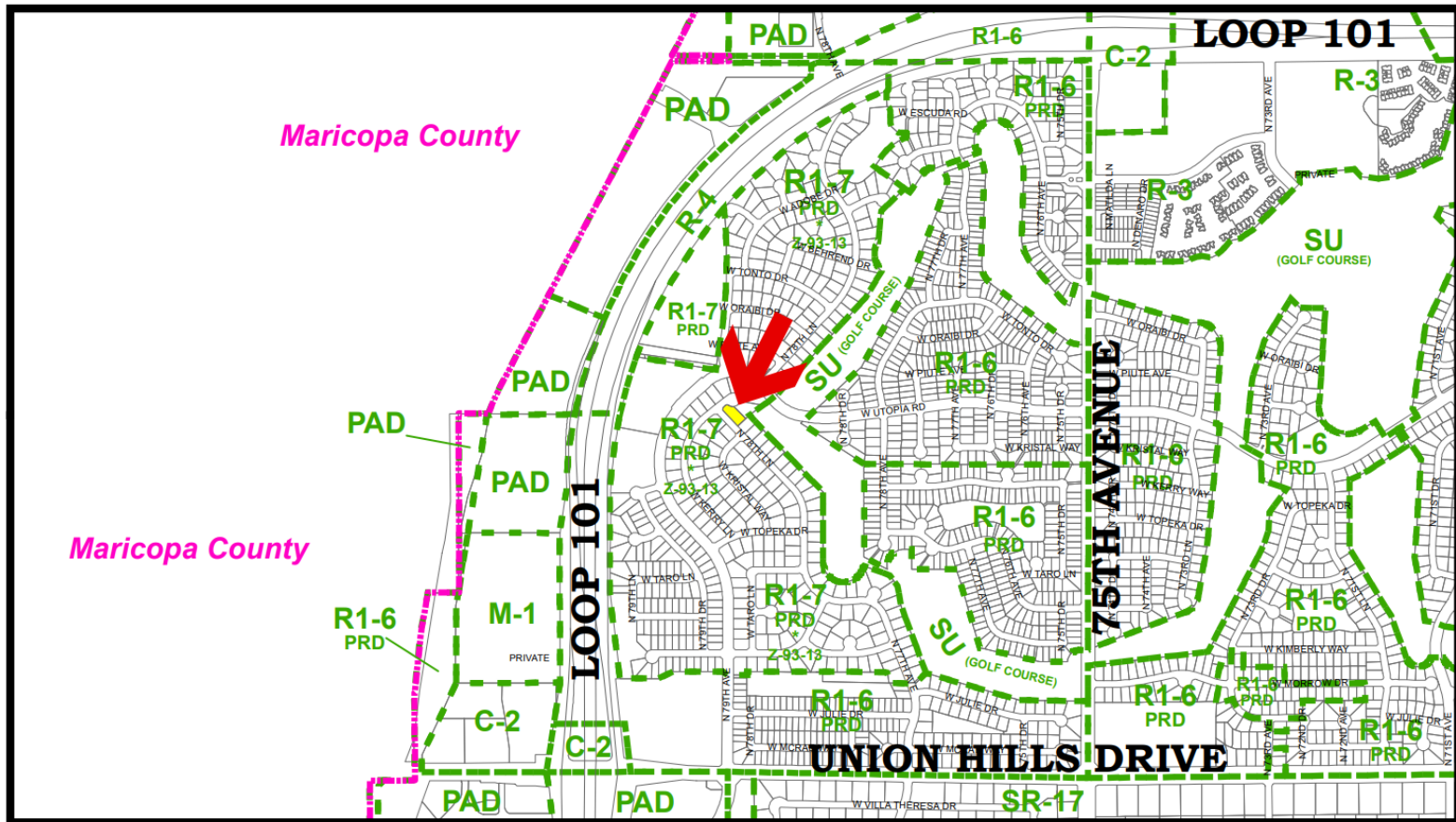
Applicant: Leah Tuttle

Vicinity Map

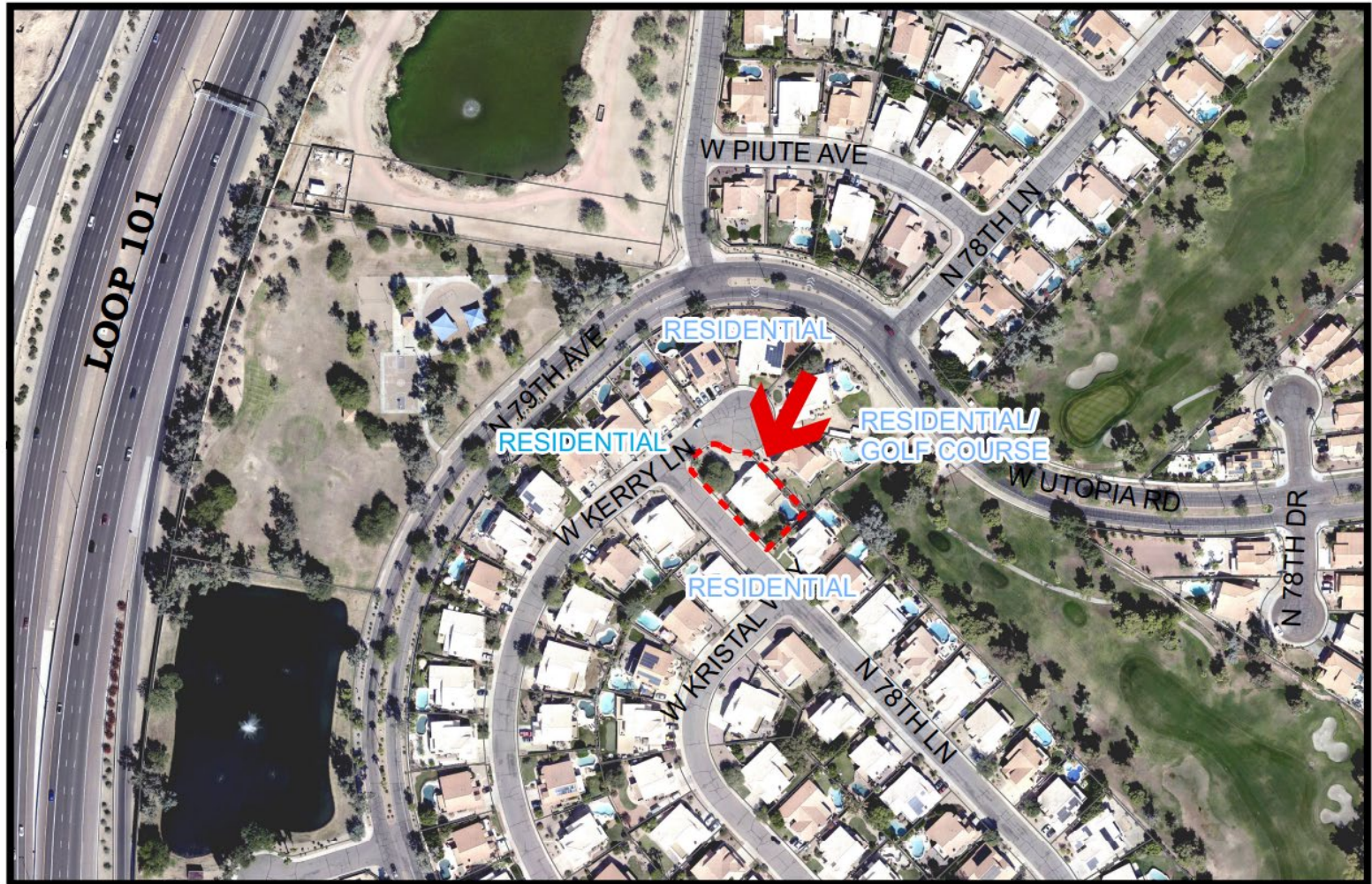
Located at the southeast corner of 78th Lane and West Kerry Lane



Zoning Map



Aerial





Site History

- The subject property is identified as Lot 98 of the Continental at Arrowhead Ranch Subdivision established in 1994. The existing residence was built in 1995. The parcel is a corner lot with a 5 to 6-foot perimeter wall along the backyard area of the residence. The property has no recent land use actions.



Project Details

- The one-on-one swimming lessons will consist of only one client and his/her family member on the property at a time.
- The swimming lessons will take place in the backyard of the residence where the gated swimming pool is located.



Project Details

- The business will have no more than 12 clients per week. Hours of operation include Monday through Friday, 7:00 a.m. to 4:00 p.m.
- The business will only be conducted by the applicant; no outside employees will visit the site.

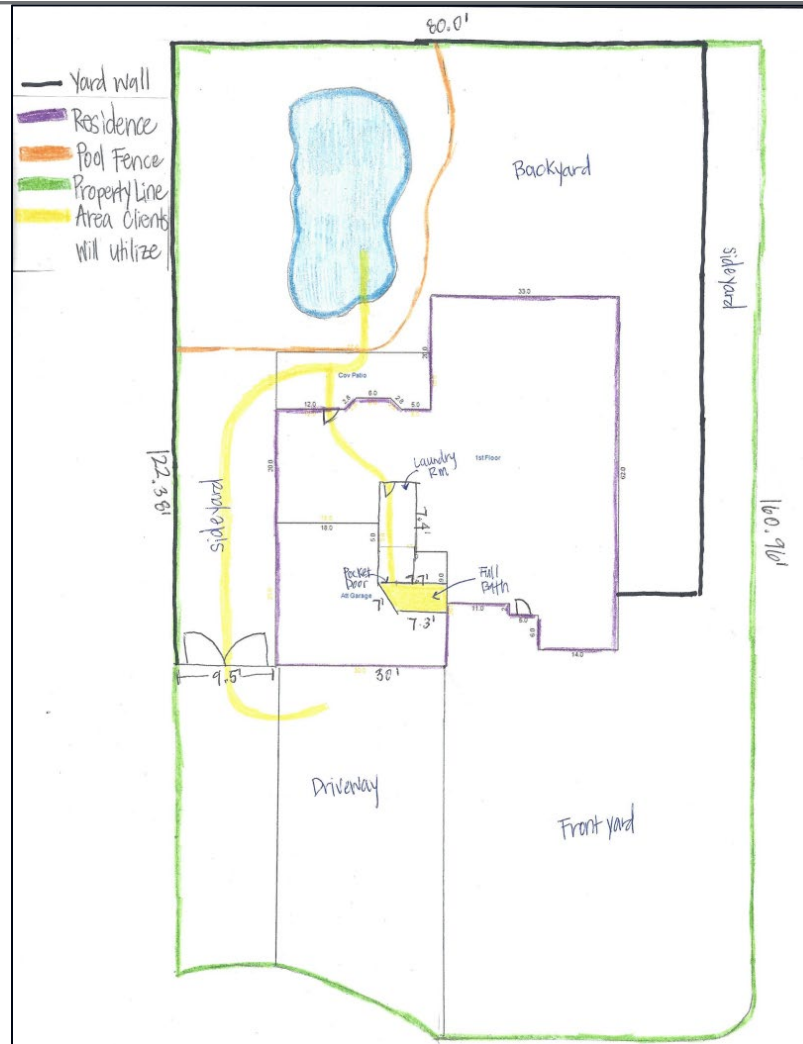


Project Details

- All clients will be required to park on the property's driveway. There will be no business storage in outdoor areas. No parking along West Kerry Lane will be allowed.



Master Site Plan





Site Photos

Driveway



Side Yard



Site Photos

Covered Back Patio



Pool Area





Public Involvement

- Initial notice mailed May 11, 2021, to surrounding property owners and interested parties.
- Request advertised on September 16, 2021.
- Hearing notices mailed on September 17, 2021.
- Site posted on September 17, 2021.



Findings

- The proposed use is consistent with the policies, objectives, and land use map of the Glendale General Plan and the purpose of the zoning district in which the site is located;



Findings

- The proposed use will not be materially detrimental to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties, the surrounding neighborhood or the city when consideration is given to the character and size of the use and hours of operation;



Findings

- The proposed site is adequate in size and shape to accommodate the intended use and that all requirements for the zoning district, including but not limited to: setbacks, walls, landscaping and buffer yards are met;



Findings

- The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that on-site circulation is adequate to permit driveways, parking, and loading requirements in a manner which is safe and efficient; and
- Adequate conditions or stipulations have been incorporated into the approval of the conditional use permit to ensure that any anticipated detrimental effects can be mitigated.



Analysis

- One-on-one individualized services offer a valuable commodity to City of Glendale residents, individuals and small businesses.
- Prohibiting on-street parking will reduce potential traffic conflicts and obstructions on local roads. Public streets will be able to carry the type and quantity of traffic which may be generated by the use.



Analysis

- As the business operates within the limits of the proposed narrative, the proposed use will not be materially detrimental to the health, safety, or general welfare of the community.
- Based on the site plan and proposed operation of the occupation, the site appears to be adequate for the intended use.



Analysis

- Adequate conditions have been incorporated into the project narrative to ensure that any anticipated detrimental effects are mitigated, such as the prohibition of on-street parking, and limiting the number of persons visiting the home at one time.
- All applicable city departments have reviewed the application and recommend approval of the application.



Recommendation

Staff recommends approval of CUP21-10, subject to the following stipulation:

1. Business operations shall be in substantial conformance with the Project Narrative and Site Plan, dated stamped July 26, 2021.



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