



City of Rialto California

November 21, 2018

Emmanuel Sanchez
704 N. Riverside Avenue
Rialto, CA 92376

RE: NOTICE REGARDING CDP 2018-0040 REQUIREMENTS

Dear Mr. Sanchez,

We reviewed the application submitted on September 9, 2018 to allow the establishment of a tattoo parlor located at 124 W. Foothill Boulevard. This letter is to advise you once again about the policies and findings that will not be met with the proposed project.

Before the project was submitted there were several conversations with the applicant (October 2017 and August 2018) in which Planning Staff had mention that the Planning Commission has a policy in which all tattoo parlors shall have a minimum separation criteria of $\frac{3}{4}$ of a mile away from similar establishments. The propose location for the tattoo parlor, does not meet this criteria, as an existing Tattoo Parlor (245 W. Foothill Boulevard) is located approximately 0.15 of a mile (800 feet) west from the proposed Tattoo Parlor (124 W. Foothill Boulevard).

A Conditional Development Permit may be granted if the following findings can be made, per code section 18.66.020 of the Rialto Municipal Code:

- A. The proposed use and development are deemed essential or desirable to provide a service or facility which will contribute to the convenience or general well-being of the neighborhood or community;
- B. The proposed use and development will not be detrimental or injurious to the health, safety or general welfare of persons residing or working in the vicinity;
- C. The site for the proposed development is adequate in size, shape, topography, accessibility and other physical characteristics to accommodate the proposed use and development in a manner compatible with existing land uses;
- D. The development site has adequate access to those utilities and other services required for the proposed use;

- E. The proposed use will be arranged, designed, constructed and maintained so as it will not be injurious to property or improvements in the vicinity or otherwise be in harmonious with, the general plan of this city and its objectives, zoning ordinances or any applicable specific plan and its objectives;
- F. Any potential adverse effects upon the surrounding properties will be minimized to every extent practical and any remaining adverse effects shall be outweighed by the benefits conferred upon the community or neighborhood as a whole.

The propose project will not be able to make Finding "A" of Chapter 18.66.020 of the Rialto Municipal Code, as the propose tattoo parlor is not an essential service to the community or neighborhood, due to an existing similar tattoo establishment along Foothill Boulevard (245 W. Foothill Boulevard) separated approximately 0.15 of a mile (800 feet). Planning recommendation will be to deny the proposal, as the propose project does not meet the requirements mention above.

Lastly, on November 14, 2018, staff had a conversation with the applicant in which staff restated that the propose project does not meet the requirements. The applicant requested to proceed and a Planning Commission meeting will be schedule for December 14, 2018.

If you have any questions, please do not hesitate to contact me at (909) 820-2505 ex. 2139.

Sincerely,



Edgar Gonzalez
Contract Planner