

P&Z CASE NO. 429  
6309 BROADWAY ST  
SPECIFIC USE PERMIT

FEBRUARY 06, 2023



**COMMUNITY DEVELOPMENT**

Presented by:  
Lety Hernandez  
Director

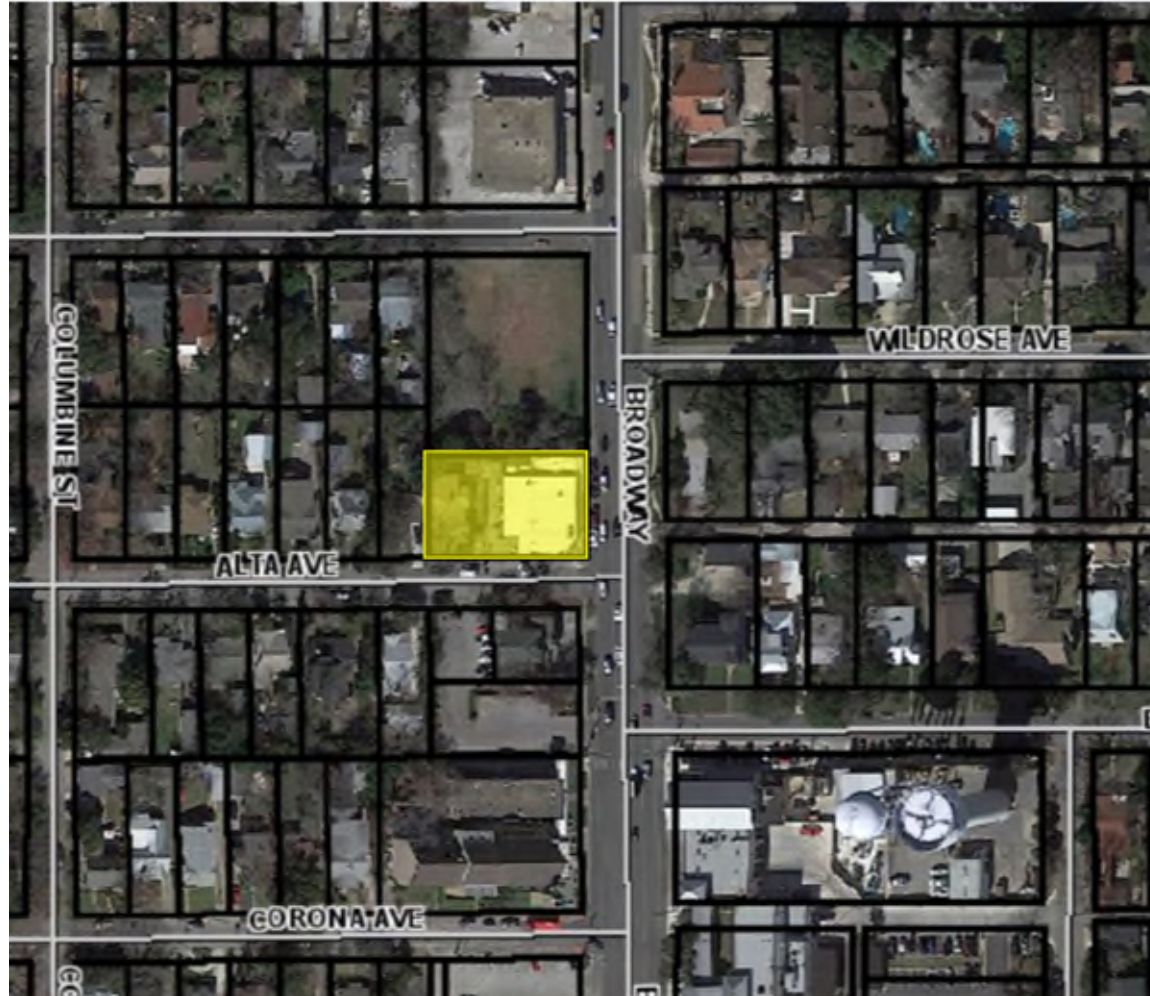
# SUMMARY



- The applicant is seeking a Specific Use Permit (SUP) to authorize the retail use of a lease space located at 6309 Broadway for a cigar and cigarillo shop.



# PROPERTIES



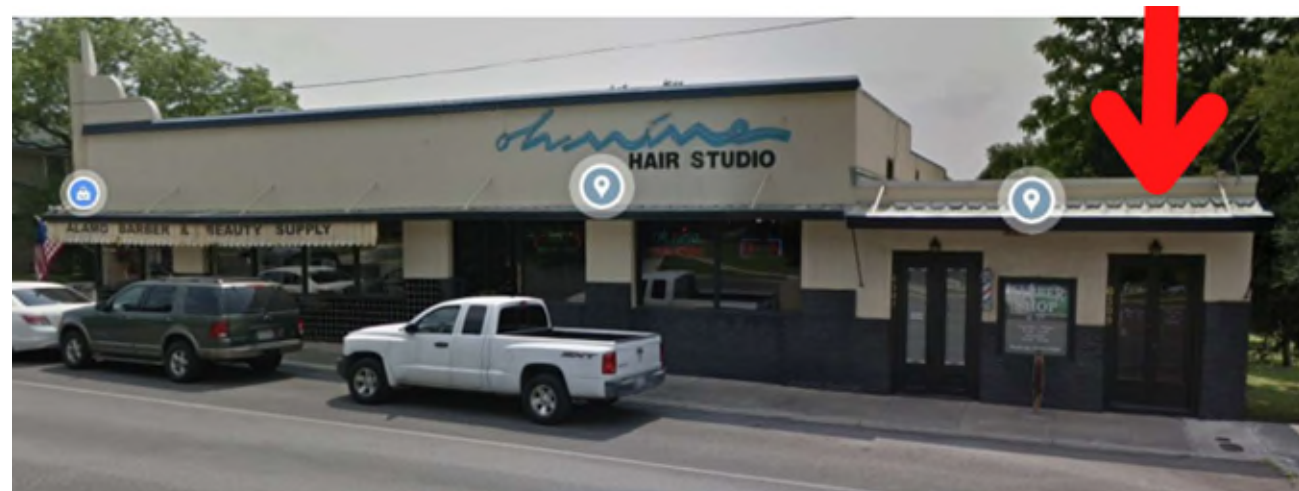
- B-1
- West side of Broadway between Alta Ave and Inslee Ave
- No building improvements proposed



# EXISTING SITE



Entrance facing Broadway St  
Building = 5,852sq ft  
Lease Space = 168sq ft  
Retail Use Maintained





# EXISTING SITE

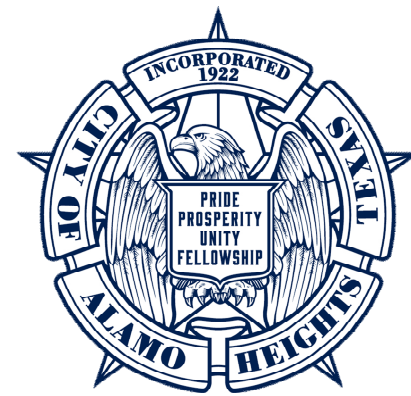




# POLICY ANALYSIS

- The permitted uses table places cigar shops into the “Stores Other Than Listed” category and only allowed in the B-1 zoning district through an approved Specific Use Permit (SUP) per Sec. 3-8, Use of Land and Buildings, of the City’s Zoning Code.

Use Type:	SF- A	SF- B	2F- C	MF- D	P	O- 1	B- 1	B- 2	B- 3
Stores other than listed							S	S	S



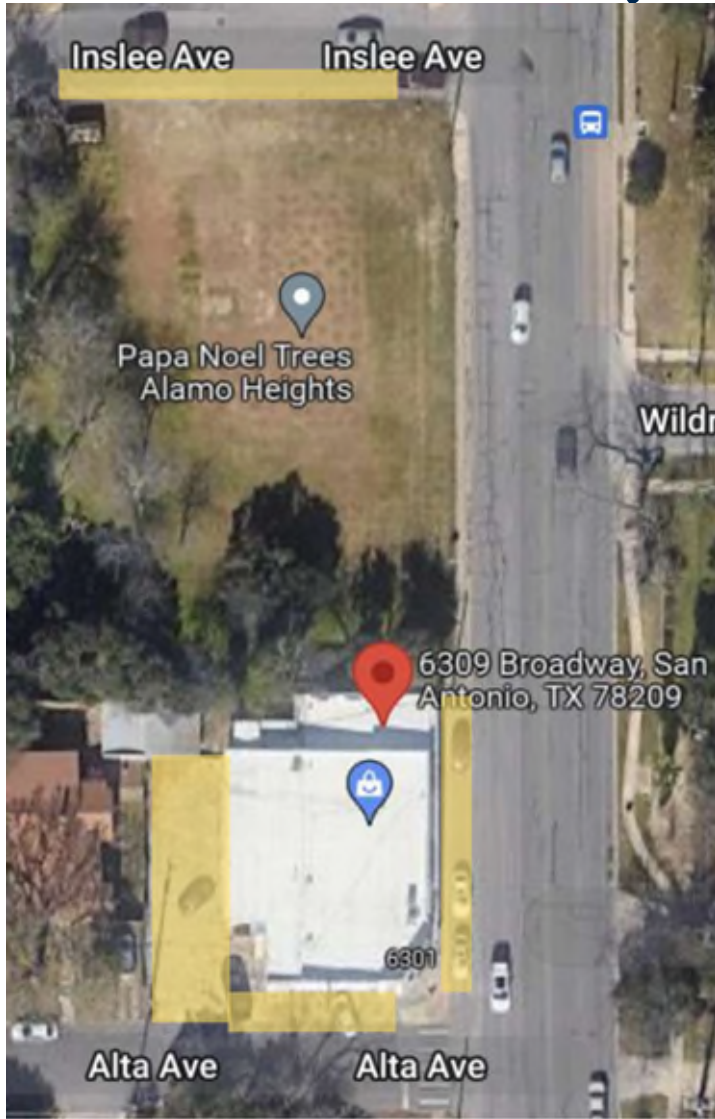
# POLICY ANALYSIS

## SEC. 3-2 - DEFINITIONS

*Stores other than listed.* Retail establishments whose products are not listed or permitted in the B1, B2, and B3 zoning districts or whose primary product is intended for individuals twenty-one (21) years of age or older including, but not limited to, humidors, general tobacco shops or vaping stores, head shops, hookah lounges, flea markets, secondhand or thrift stores, the display and sale of new or used automobiles, heavy machinery, building materials, used appliances, used furniture or salvage materials; adult dress, toy, or novelty shops, and excluding the sale or offering for sale of commodities displayed outside of a building.

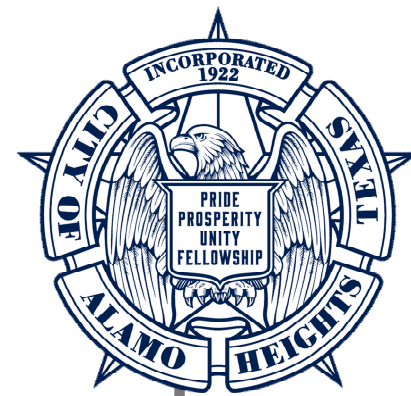


# PARKING REQUIREMENTS



- Existing Non-conformity
- Retail/Business use to be maintained and no modifications proposed to building – no additional parking required.
- Retail/Business use: 1 space / 300sq ft of gross floor area. (168sq ft = 1 parking space)
  - Rear Parking = 7
  - On Street Parking = 8
    - Sec. 3-84(2) – Parking adjacent to a public street wherein the maneuvering is done on the public street shall not be classified as off-street parking in computing the parking area requirements.





# POLICY ANALYSIS

- Staff recommends adding a provision to the ordinance revoking the SUP should the business cease to operate that would require further review and approval.
- Request tentatively scheduled for City Council meeting of February 27, 2023 pending the Commission's recommendation.



# PUBLIC NOTIFICATION

- Postcards – mailed to property owners within a 200-foot radius
- Notices – posted on City website and on property
- Legal Notice – posted in official newspaper of the City (SA Express News)
- Responses received:
  - Support: (0)                      Neutral: (0)
  - Oppose: (1)

