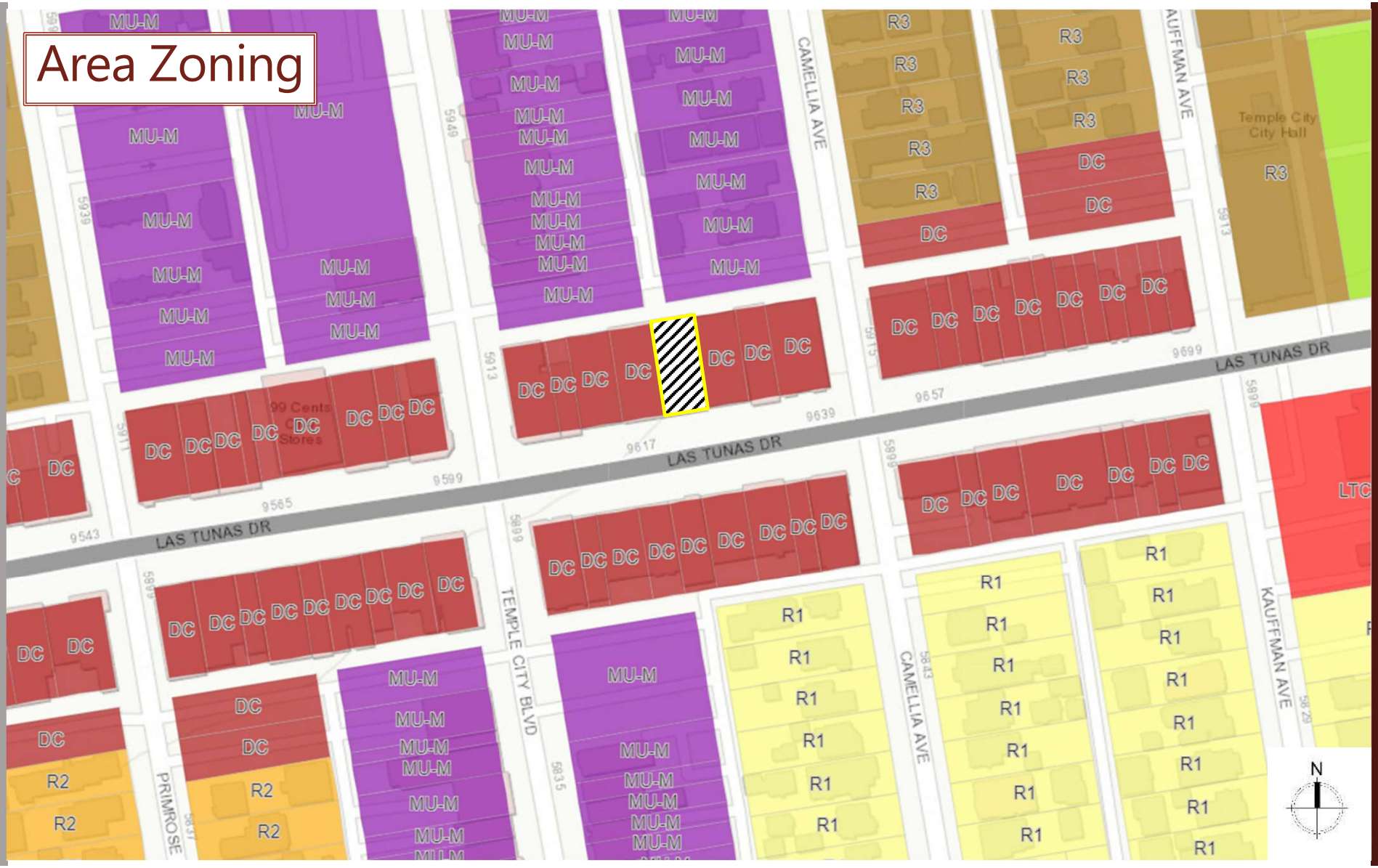
File PL 21-3052
9619 Las Tunas Drive
Conditional Use Permit

Planning Commission Meeting

January 11, 2022

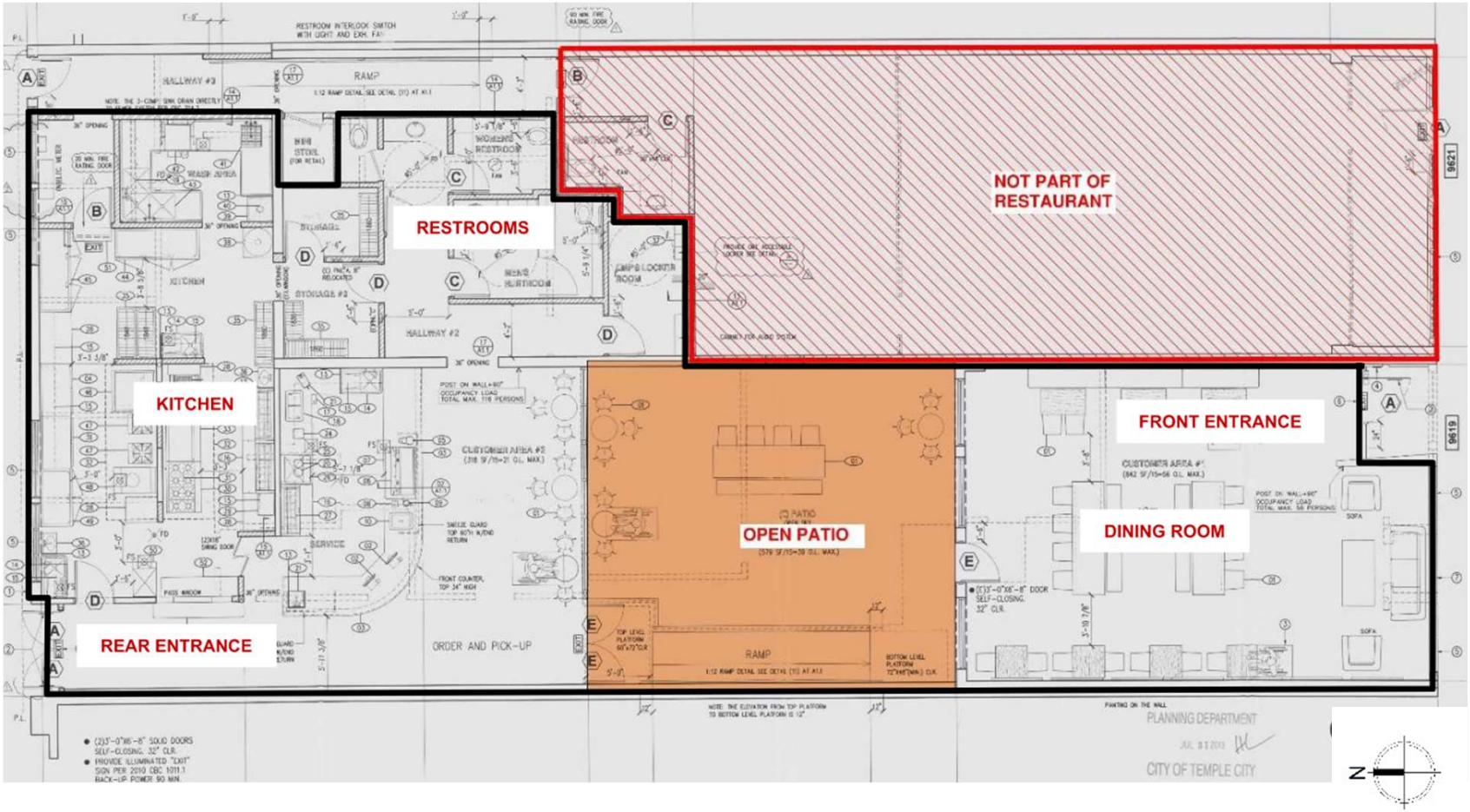
Area Zoning


LAS TUNAS DR
TEMPLE CITY BLVD
CAMELLIA AVE
KAUFFMAN AVE
PRIMROSE
Temple City City Hall
99 Cents Stores
LTC
MU-M
DC
R1
R2
R3
N

Project Description:

- Existing 3,170 SF restaurant limited to 65 customers
- Conditioned hours daily 11:00 a.m. to 11:00 p.m.
- Allowed to serve beer and wine

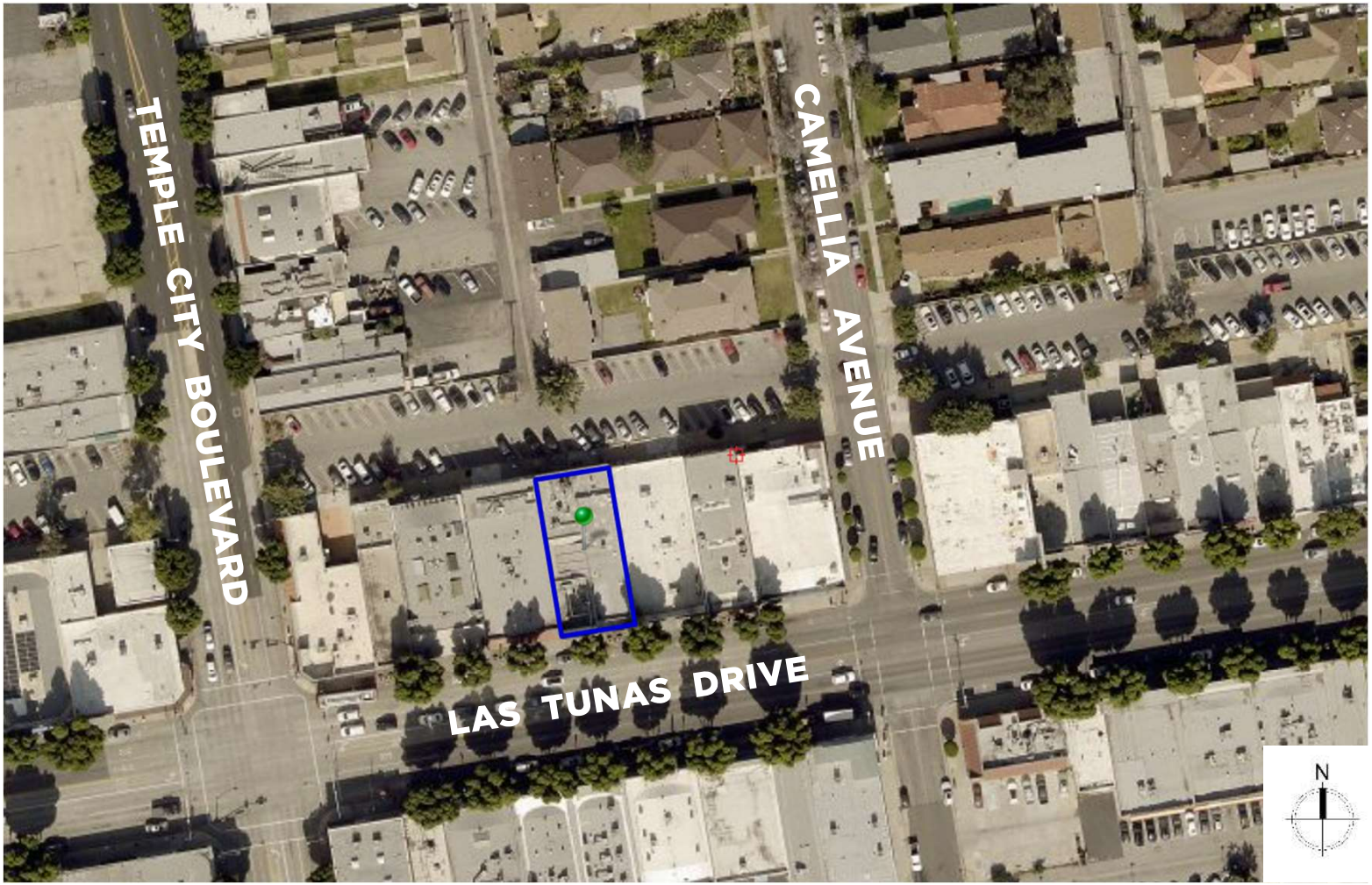
Floor Plan


NOT PART OF RESTAURANT
RESTROOMS
KITCHEN
OPEN PATIO
FRONT ENTRANCE
DINING ROOM
REAR ENTRANCE
ORDER AND PICK-UP
RAMP
PLANNING DEPARTMENT
CITY OF TEMPLE CITY
N

Analysis:

- Land Use Compatibility
- Noise
- Hours of Operation
- Code Compliance Issues

Land Use Compatibility:



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Land Use Compatibility:

- Compatible with adjacent residential
- Late-night uses
- Music or amplified sound
- Large crowds

Land Use Compatibility

Calls for service under prior owner's operation:

- 04/14/2019 1:47 a.m. Loud music (under the previous owner)
- 04/15/2019 7:05 a.m. Blood trail at location (under the previous owner)

Calls for service and complaints under existing owner's operation:

- 09/26/2019 8:23 p.m. Person laying in parking lot, refusing to leave
- 10/07/2019 6:54 p.m. Person assaulted
- 02/21/2020 1:13 a.m. Loud music
- 03/16/2020 8:55 a.m. Transient refusing to leave parking lot (N/A)
- 06/24/2020 11:08 p.m. Shooting in rear parking lot. (No evidence of any additional related criminal activity such as theft, assault, etc.)
- 08/14/2020 10:40 p.m. Fight in rear parking lot
- 06/11/2021 Early a.m. Noise complaint to City staff
- 12/21/2021 Early a.m. Noise complaint to City staff

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Noise:

- Main activity
- Indoors or outdoors
- Nearest sensitive receptor
- History of issues

Noise:

- History of issues
  - 04/13/2019: Loud music to L.A. County Sheriff
  - 02/21/2020: Loud music to L.A. County Sheriff
  - 03/2020: Noise issue brought to City Staff's attention recently
  - 06/11/2021: Noise issue to City Staff
  - 12/21/2021: Noise issue to City Staff

Hours of Operation:

Food and Drink Establishments in the Downtown Core Commercial District

Business Name	Address	Hours of Operation	Alcohol License
Little Bo's Bar	*9535 Las Tunas Drive*	*8:00 p.m. - 1:00 a.m., 7 days a week*	*Type 42, beer and wine - no food required*
New Mandarin Noodle	9537 Las Tunas Drive	11:00 a.m. - 9:30 p.m., 7 days a week	None
Bay Garden Café	9549 Las Tunas Drive	9:00 a.m. - 9 00 p.m., 7 days a week	Type 41, beer and wine - eating place
Joys Unique Restaurant	9556 Las Tunas Drive	10:00 a.m. - 11:00 p.m., 7 days a week	Type 41, beer and wine - eating place
Paths to Spicy	9566 Las Tunas Drive	11:00 a.m. - 11:00 p.m., 7 days a week	None
Paradise Isle	*9568 Las Tunas Drive*	*5:00 p.m. - 2:00 a.m., 7 days a week*	*Type 48, beer, wine, and distilled spirits - no food required*
Tea Station	9578 Las Tunas Drive	11:30 a.m. - midnight, Sun - Th 11:30 a.m. - 1:00 a.m., Fri and Sat	None
Northern Café	9608 Las Tunas Drive	11:00 a.m. - 11:00 p.m., 7 days a week	Type 41, beer and wine - eating place
Kang Kang Food Court	9618 Las Tunas Drive	7:00 am - 11:00 p.m., 7 days a week	None
Mr. Sheng BBQ & Music Bar (applicant)	9619 Las Tunas Drive	11:00 a.m. - 11:00 p.m., 7 days a week	Type 41, beer and wine - eating place
Apollo Super Burgers	9644 Las Tunas Drive	7:00 a.m. - 10:00 p.m., 7 days a week	None
Golden Deli	9664 Las Tunas Drive	9:00 a.m. - 9:00 p.m., Sun - Th 9:00 a.m. - 10:00 p.m., Fri and Sat	None
Seafood Palace	9669 Las Tunas Drive	10:00 a.m.- 10:00 p.m., Sun - Th 10:00 a.m.- midnight, Fri and Sat	Type 41, beer and wine - eating place
Yao Dian Zi Restaurant	9679 Las Tunas Drive	11:00 a.m.- 9:30 p.m., 7 days a week	None

Orange shaded cells indicate a business not serving fooa
Gray shaded cells indicate location having an entitlement to operate after 11:00 p.m.

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Code Compliance Issues:

- Applicant operated at least four months without a business license
- Installed business sign without approvals
- Given conditions of approval when applying for the business license
- Various websites and apps currently show they are open until 1 a.m.
- City staff frequently observes people from the business moving their vehicles prior to 2:00 a.m. to a private parking lot to avoid tickets

Recommendation:

Continue the item for five months for the applicant to comply with existing conditions and demonstrate their ability to be a compatible use. A new notice will be sent out to nearby property owners.

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