File PL 21-3120
9568 Las Tunas Drive
Conditional Use Permit for a Bar

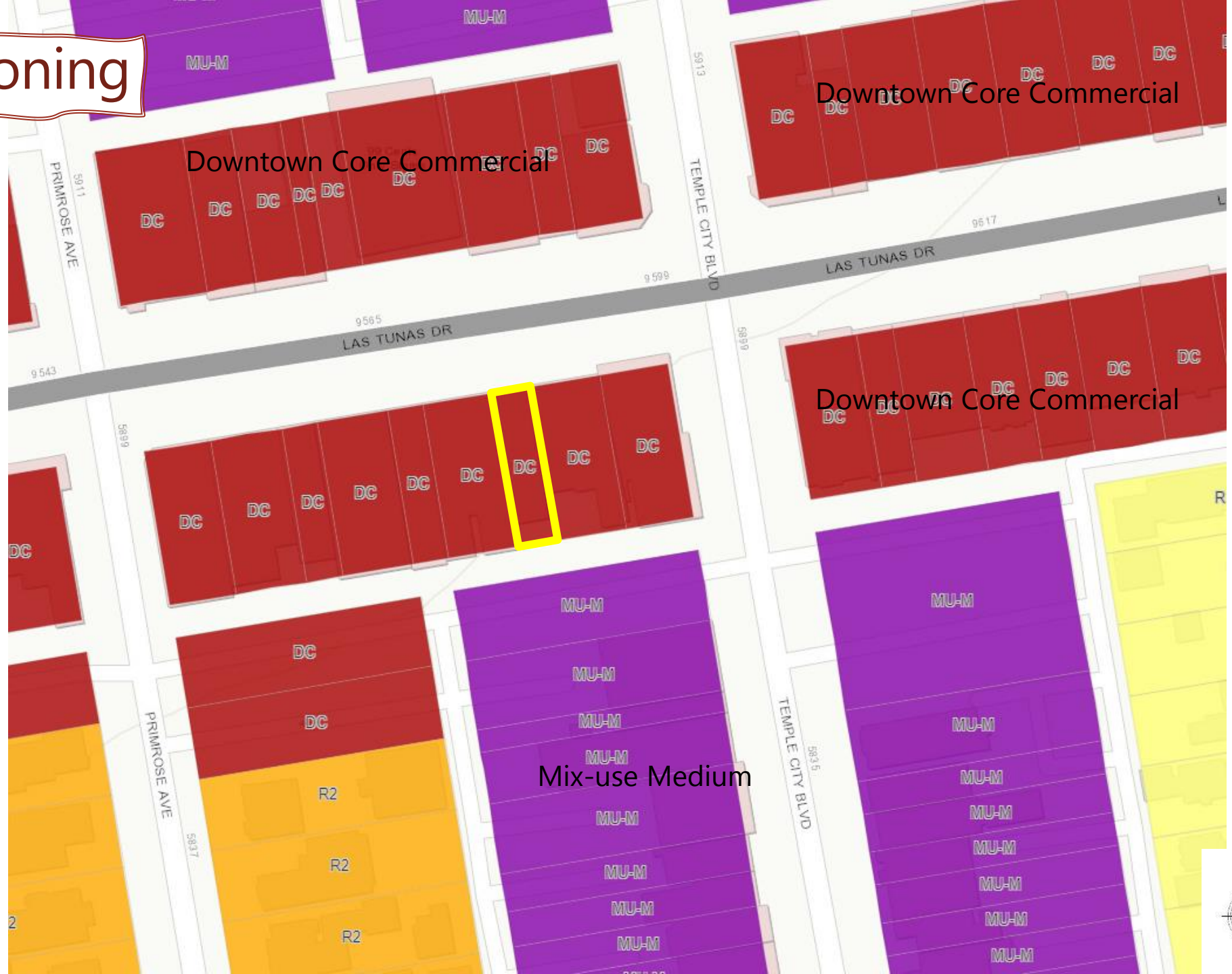
Planning Commission Meeting

January 25, 2022

Aerial Image



Area Zoning


Downtown Core Commercial
Downtown Core Commercial
Downtown Core Commercial
Mix-use Medium
LAS TUNAS DR
PRIMROSE AVE
TEMPLE CITY BLVD
R1
R2
R3
RPD
CSP
MU-M
LTC
MU-L
DC
N

Street View


PARADISE
SPORTS BAR
9568
KARAOKE
FOR LEASE
(626) 451-0088
9570
9568

Rear View



TEMPLE CITY

Inside View

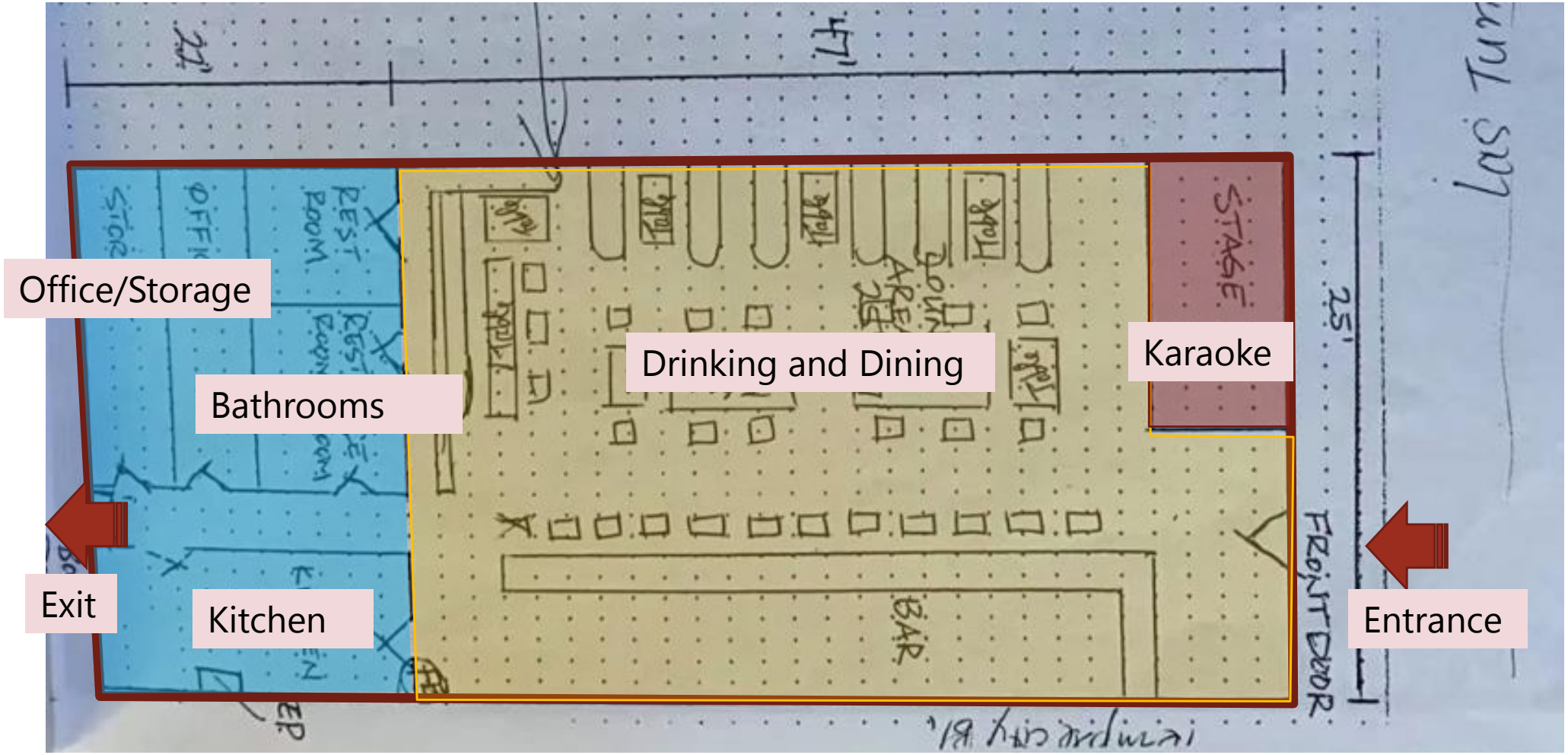


TEMPLE CITY

Project Information

- 1,750 square-foot floor area
- Maximum 49 people occupancy
- Operating hours:
  - Monday through Friday from 4:00 p.m. to 2:00 a.m., seven days a week
- Previous “Paradise Isle”: established in 1984

Proposed Floor Plan

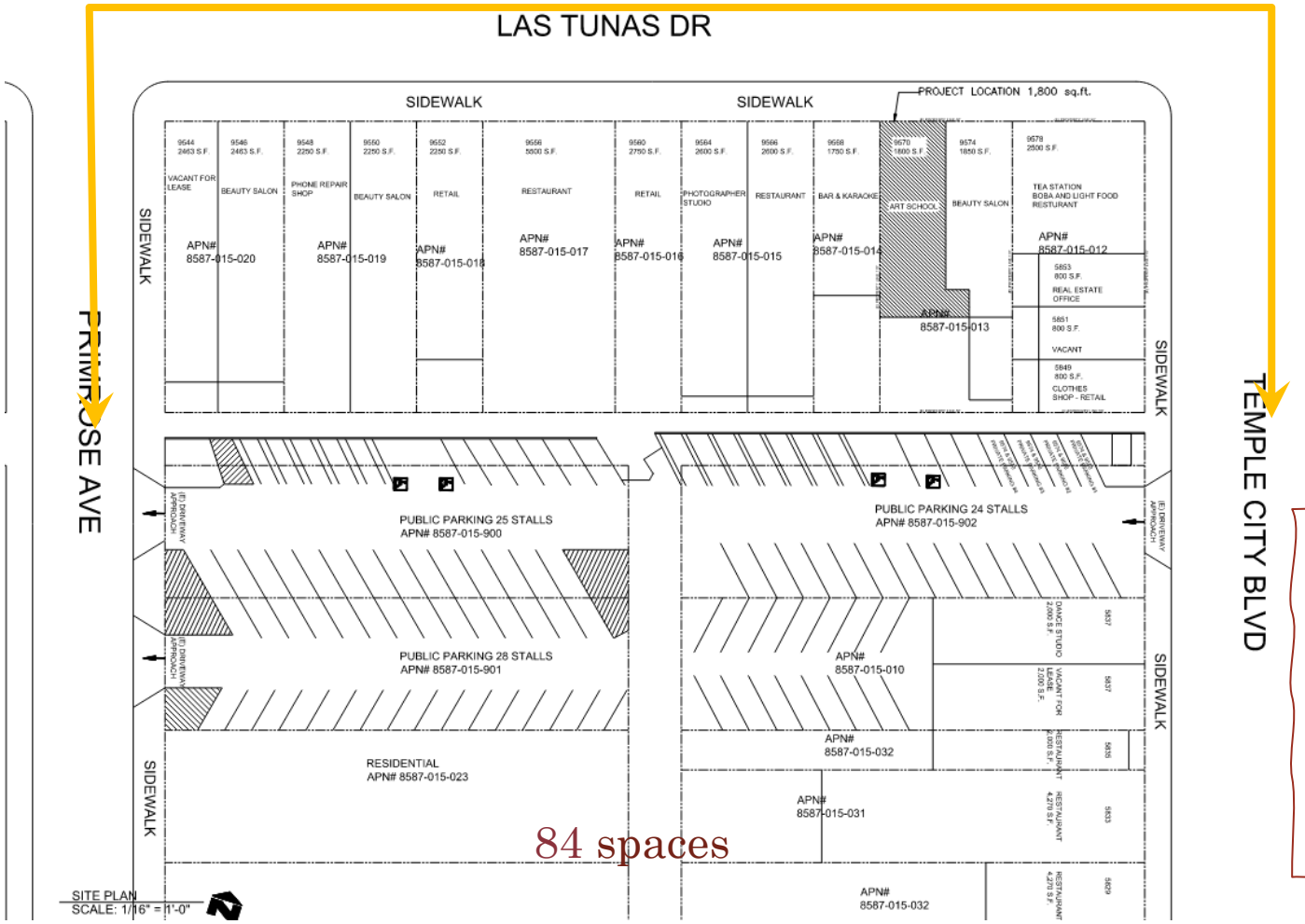


Analysis

- Land use compatibility--permitted use via CUP, same use as before, and LACSD and Code Enforcement have no prior reports or issues with the neighboring businesses
- Noise--No prior issues, conditions of approval (2 and 18)
- Condition No 4 and 5– CP cases
  - 2019, dumping outside trash enclosure
  - 2020, unkept condition in the patio area (e.g. trash, boxes, and vomits)
- Traffic and parking--parking study of April 2021

Parking Study

35 on-street spaces



Field observation and adjustment:

- 30 Min. count
- Parking lot half empty due to the pandemic
- Adjusted based on the Zoning Code standards

<u>Conclusion:</u>

Field Observation: 50% of spaces available

Zoning Standards: 113 demand vs. 119 supply

Project Specific Conditions

- Hours of operation (No. 1)
- Karaoke as ancillary use (No. 2)
- Maximum capacity (No. 3)
- New trash enclosure (No. 4)
- Outdoor furniture (No. 5)
- Adequate lighting (No. 6)

Recommendations

Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-3120, subject to the recommended conditions of approval.

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