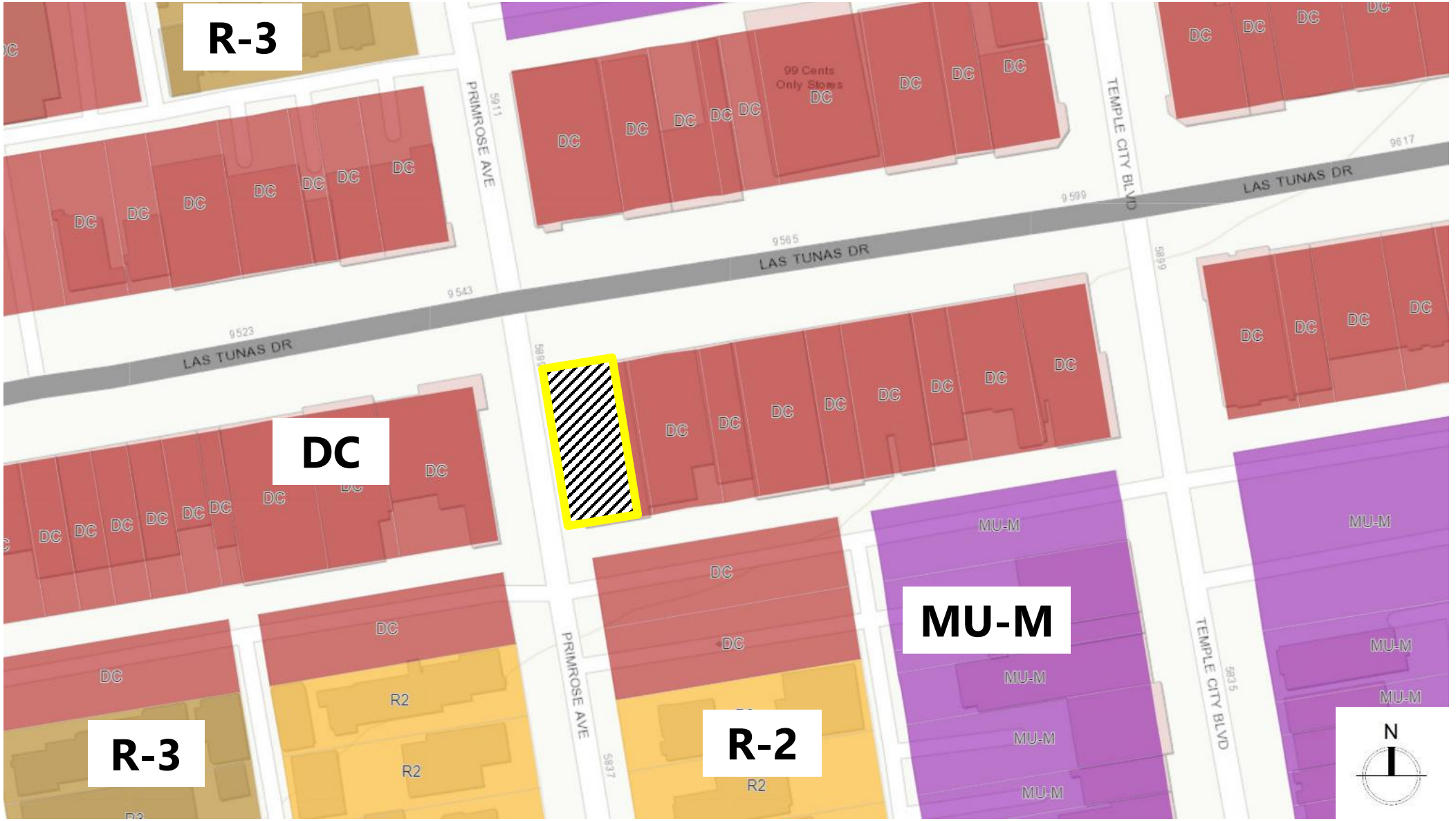
File PL 21-3037
9544 Las Tunas Drive
Conditional Use Permit

Planning Commission Meeting

January 25, 2022

Area Zoning


R-3
DC
R-3
R-2
MU-M
PRIMROSE AVE
TEMPLE CITY BLVD
LAS TUNAS DR
9523
9543
9565
9599
9617
99 Cents Only Stores
N

Project Description:

- 2,656 SF adult dance classes and music/vocal lessons
- Maximum 12 students for dance classes
- Individual or small-scale classes for music/vocal lessons
- Maximum 3 employees

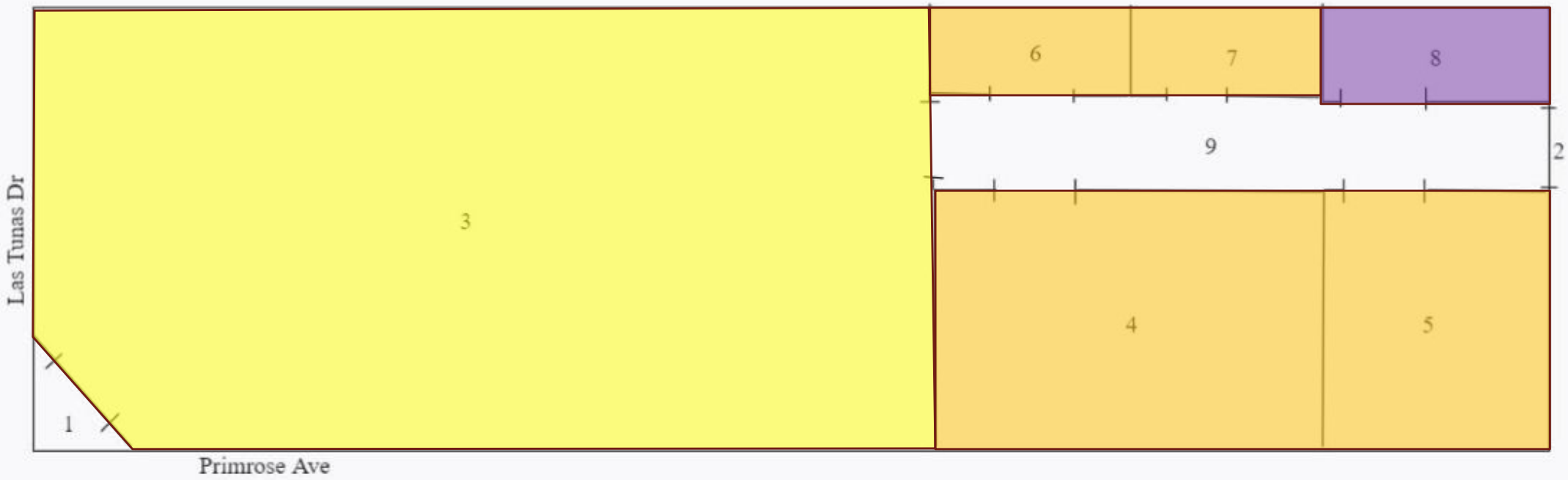
TEMPLE CITY

Project Description:

EXHIBIT 3. WEEKLY CLASS SCHEDULE
P6507 - Space Dance & Music Academy Parking Study
9544 Las Tunas Dr, Temple City

DAY / TIME	MON	TUE	WED	THU	FRI	SAT	SUN
10 AM - 11 AM							
11 AM - 12 PM	VOCAL & INSTRUMENTAL MUSIC LESSONS 11:00 AM - 6:00 PM					VOCAL & INSTRUMENTAL MUSIC LESSONS 10:00 AM - 6:00 PM	
12 PM - 1 PM							
1 PM - 2 PM							
2 PM - 3 PM							
3 PM - 4 PM							
4 PM - 5 PM							
5 PM - 6 PM							
6 PM - 7 PM							
7 PM - 8 PM	DANCE & YOGA CLASSES 7:00 PM - 9:00 PM					DANCE & YOGA CLASSES 7:00 PM - 8:00 PM	
8 PM - 9 PM							

Floor Plan



1. Entrance	Width:6 Feet	
2. Back Door	Width:4 Feet	
3. Dance Class Room	Width:24.5 Feet	Depth:77 Feet
4. Music Class Room	Width:15.5 Feet	Depth:23 Feet
5. Music Class Room	Width:15.5 Feet	Depth:8 Feet
6. Music Class Room	Width:6 Feet	Depth:11.5 Feet
7. Music Class Room	Width:6 Feet	Depth:11.5 Feet
8. Restroom	Width:4.5 Feet	Depth:9.5 Feet
9. Hallway	Width:4 Feet	Depth:31.4 Feet

Parcel Size(area):2656 Sqft
Width:24.5 Feet
Depth:108.4 Feet
Current Use: Dance and Music
Back Parking: 84
Available Parking: 76

Analysis:

- Land Use Compatibility
- Traffic and Parking Impacts
- Noise
- Property Maintenance

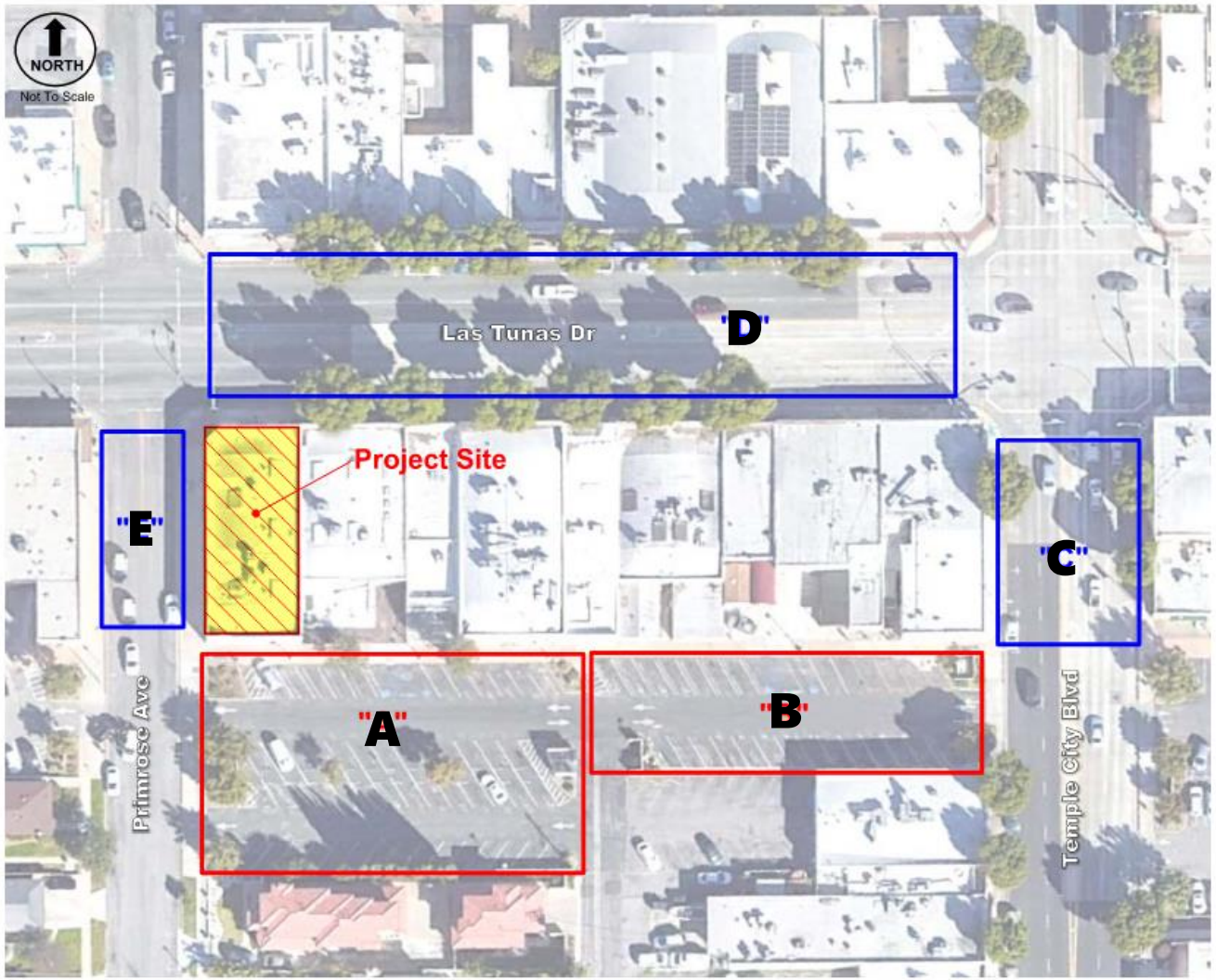
Land Use Compatibility:

- Variety of uses in the vicinity
- Multi-family zoned properties to the south, 130 feet from the rear entrance

Traffic and Parking Impacts:

- Previous use 3 per 1,000 SF
- Proposed use 5 per 1,000 SF
- Proposed use requires 5 more parking spaces
- Site utilizes city public parking lot
- Director can require a parking study or alternative parking strategy

Traffic and Parking Impacts:

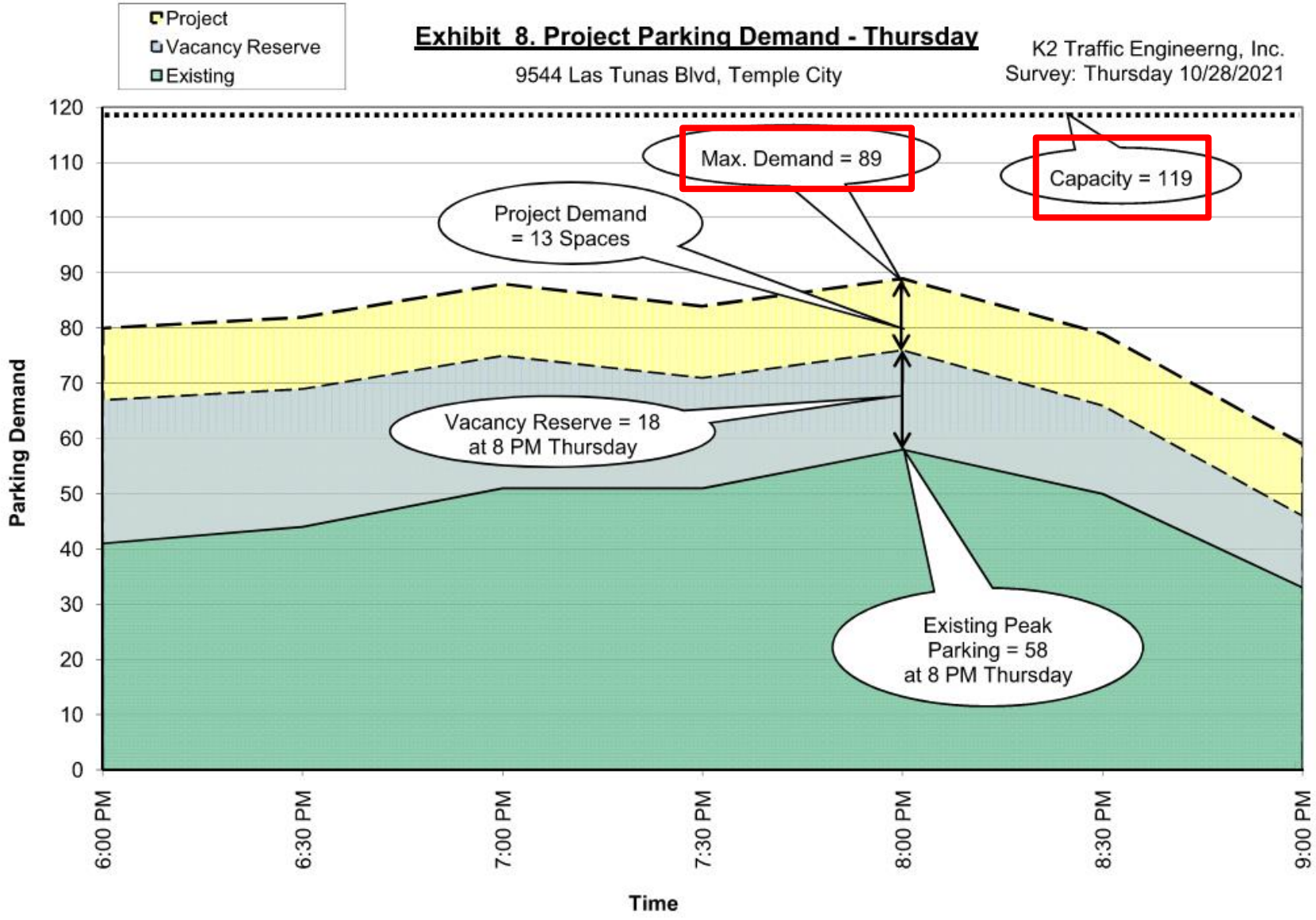


APPENDIX A. PARKING SURVEY MAP
No Scale

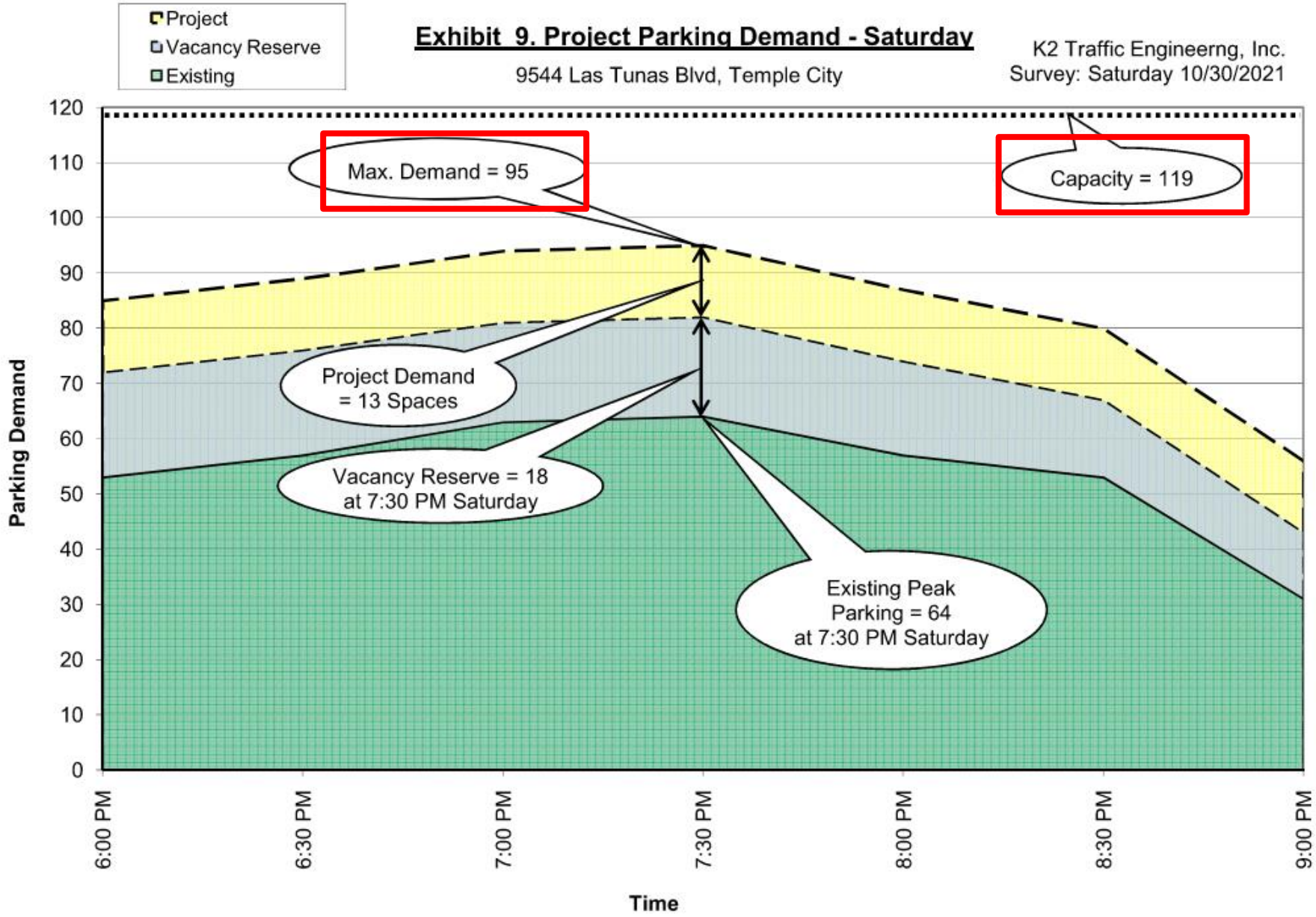
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Traffic and Parking Impacts:



Traffic and Parking Impacts:



Noise:



- Conditions 5, 6, and 7

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Property Maintenance:



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Property Maintenance:

- Condition 9



Property Maintenance:

- Condition 10



Property Maintenance:

- Condition 10



Recommendation:

Adopt resolution finding that the project is exempt from CEQA and approve file PL 21-3037 subject to the conditions of approval.

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