File PL 22-3604
Conditional Use Permit
9661 Las Tunas Drive, Unit A

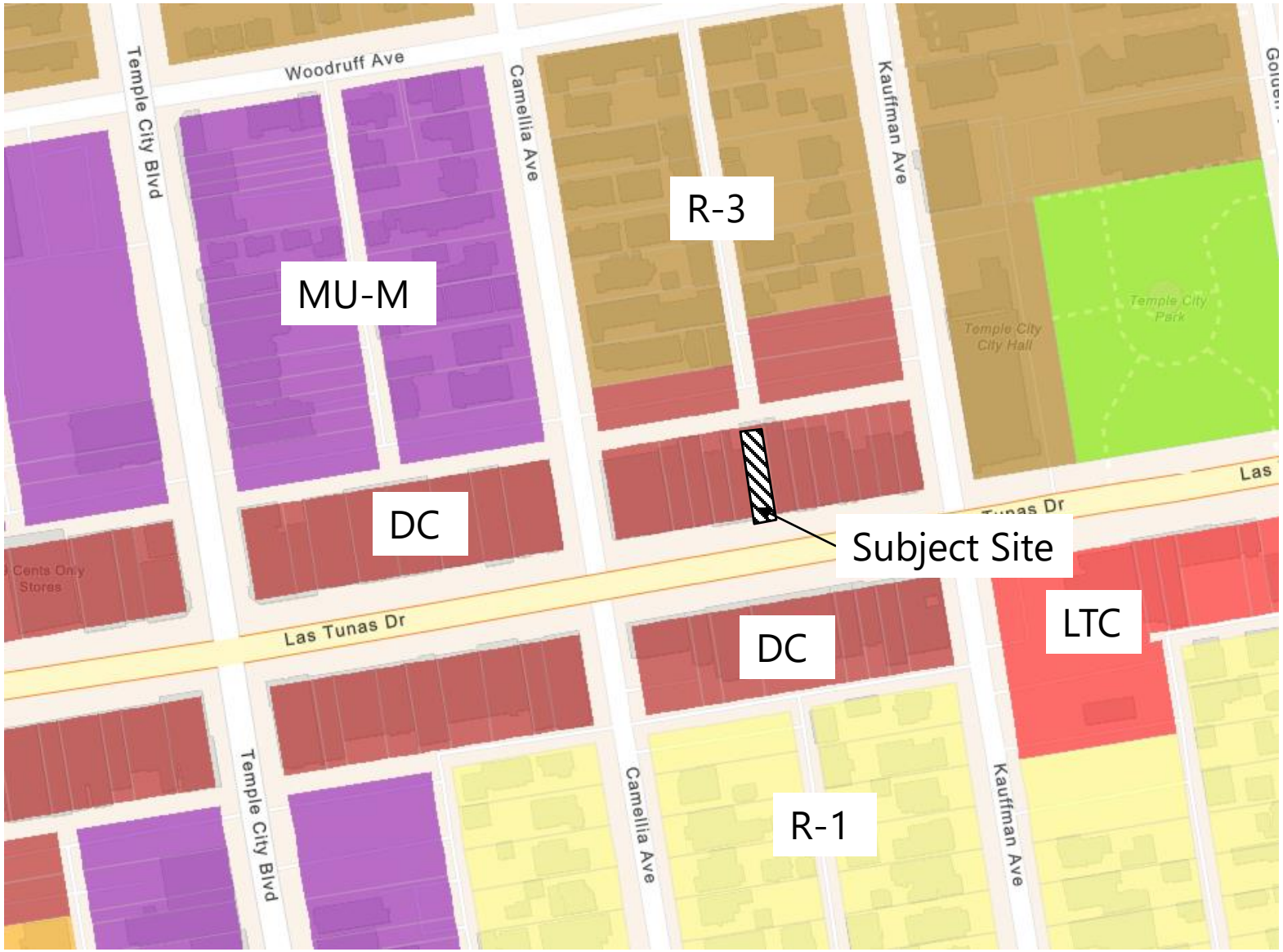
Planning Commission Meeting

December 13, 2022

Project Description

- Establish a restaurant operating daily from 7:00 a.m. to 2:00 p.m.
- Unit size is 1,910 sq.ft.
- A Conditional Use Permit is required for new restaurants that utilize public parking

Zoning


Woodruff Ave
Temple City Blvd
Camellia Ave
Kauffman Ave
R-3
MU-M
DC
Subject Site
Las Tunas Dr
DC
LTC
R-1
Temple City Blvd
Camellia Ave
Kauffman Ave
Temple City Park
Temple City City Hall
R1
R2
R3
RPD
CSP
MU-M
LTC
MU-L
DC
N

Aerial



N

TEMPLE CITY

Street View



Rear Entrance



Floor Plan


Front
Rear
N.I.C
N.I.C
(TENANT IMPROVEMENT ONLY)
PROPOSED FLOOR PLAN
B
N

Analysis

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

Land Use Compatibility

- Variety of uses in the area
  - Professional offices
  - Retail
  - Bank
  - Two restaurants and one boba drink business
  - Personal services (hair salons and barber)
  - Dental office
  - Performing arts classes

Traffic and Parking

- Previous use required 8 spaces
- Off-street parking 1 space per 250 sq.ft. and 3 spaces for each 100 sq.ft. in excess of 1,500 sq.ft.
- 1,910 sq.ft. unit requires 18 spaces
  - 250 sq.ft. / 1,500 sq.ft. = 6 spaces
  - 410 sq.ft. / 33.33 sq.ft. = 12.3 spaces
- Restaurant requires 10 more spaces than previous use
- Director can require a parking study

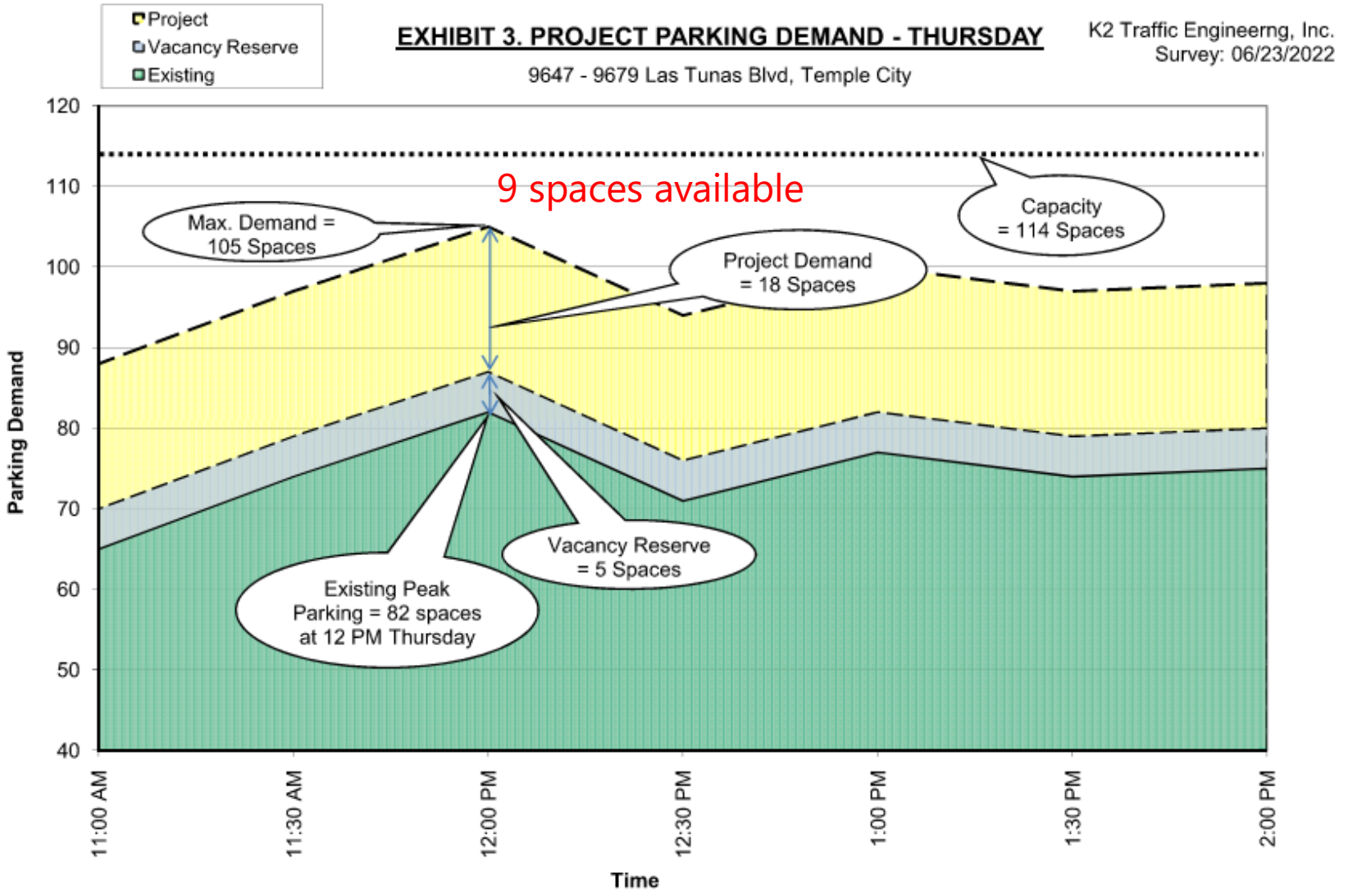
Traffic and Parking



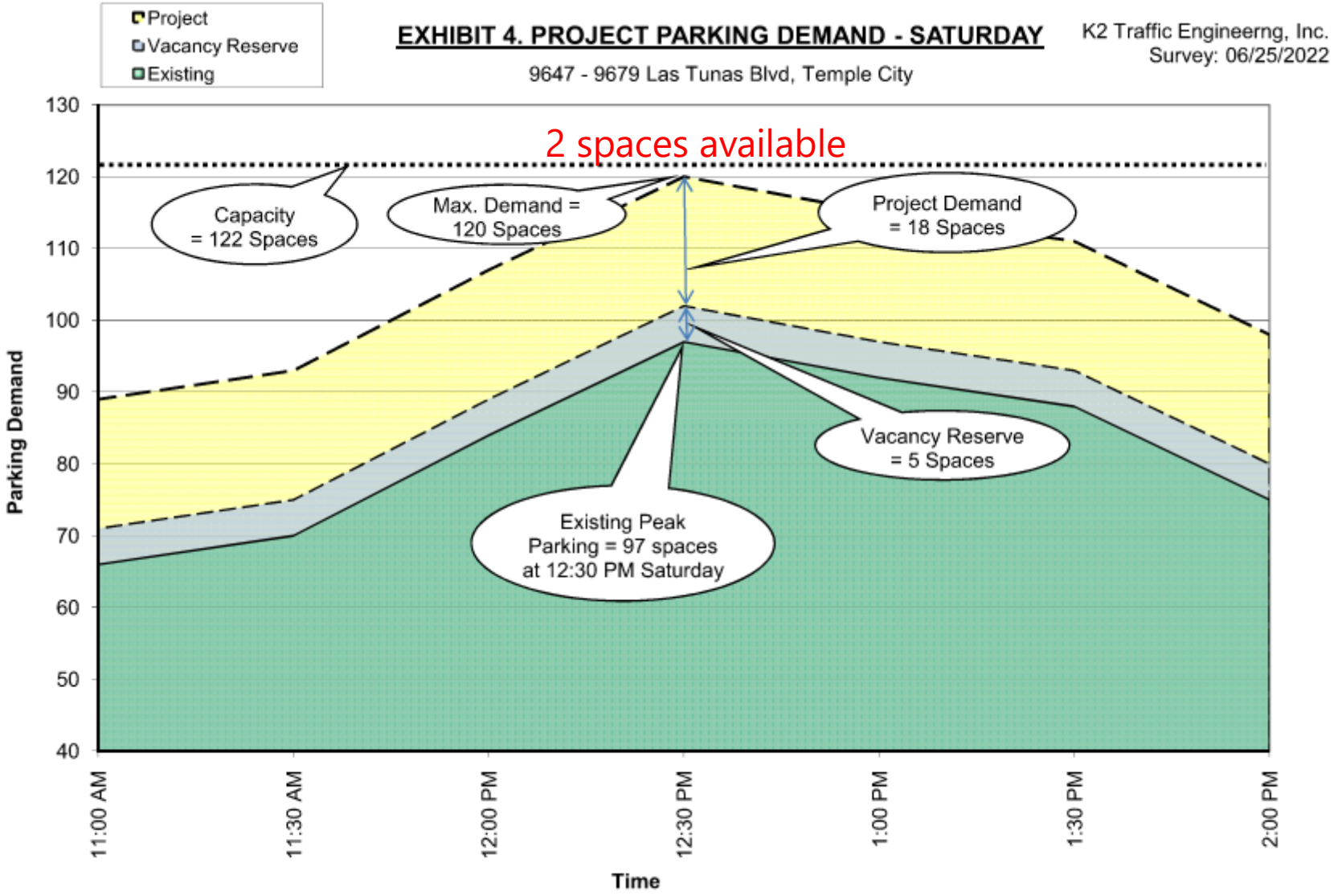
APPENDIX A. PARKING SURVEY MAP

No Scale

Traffic and Parking



Traffic and Parking



Traffic and Parking

- Condition 3
  - Hours limited from 7:00 a.m. to 2:00 p.m.
  - Director can extend hours to 10:00 p.m. if a new parking study shows sufficient parking during peak dinner times

Noise

- Condition 6 – discourage customers from congregating in public parking lot before 9:00 a.m.
- Condition 7 – rear door must be closed during business hours

Maintenance

- Condition 8 – power wash exterior building
- Condition 9 – remove or obtain approvals of unpermitted mini-split system



Maintenance

- Condition 10 – Adequate trash service
- Condition 11 – Pick up trash at front and rear entrances
- Condition 12 – Trash lids kept close after disposing of trash
- Condition 13 – Adequate pest control services

Required Findings

- Complies with the Zoning Code
- Consistent with General Plan/Specific Plan
- Compatible with adjacent land uses
- Adequate access to/from/within site; adequately served by public facilities/services
- Not detrimental to property/improvements or general welfare of city

Recommendation

Adopt Resolution finding the project exempt from CEQA and approve File PL 22-3604 subject to the conditions of approval.

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9661 Las Tunas Drive, Unit A

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