File: PL 22-3442
Conditional Use Permit and Minor Site Plan Review
5928 Temple City Blvd

February 28, 2023

Planning Commission Meeting

Requested Entitlements

- **CUP:** request to approve parking study for reduction in parking.
- **Minor Site Plan Review**: Facade Improvements to building exterior.

Required CUP Findings

- Complies with 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

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Required SPR Findings

- Complies with zoning code; consistent with general plan
- Compatible design, appearance, scale with surrounding area
- Consistent with design guidelines
- Site adequate in size, shape for proposed use
- Complies with CEQA

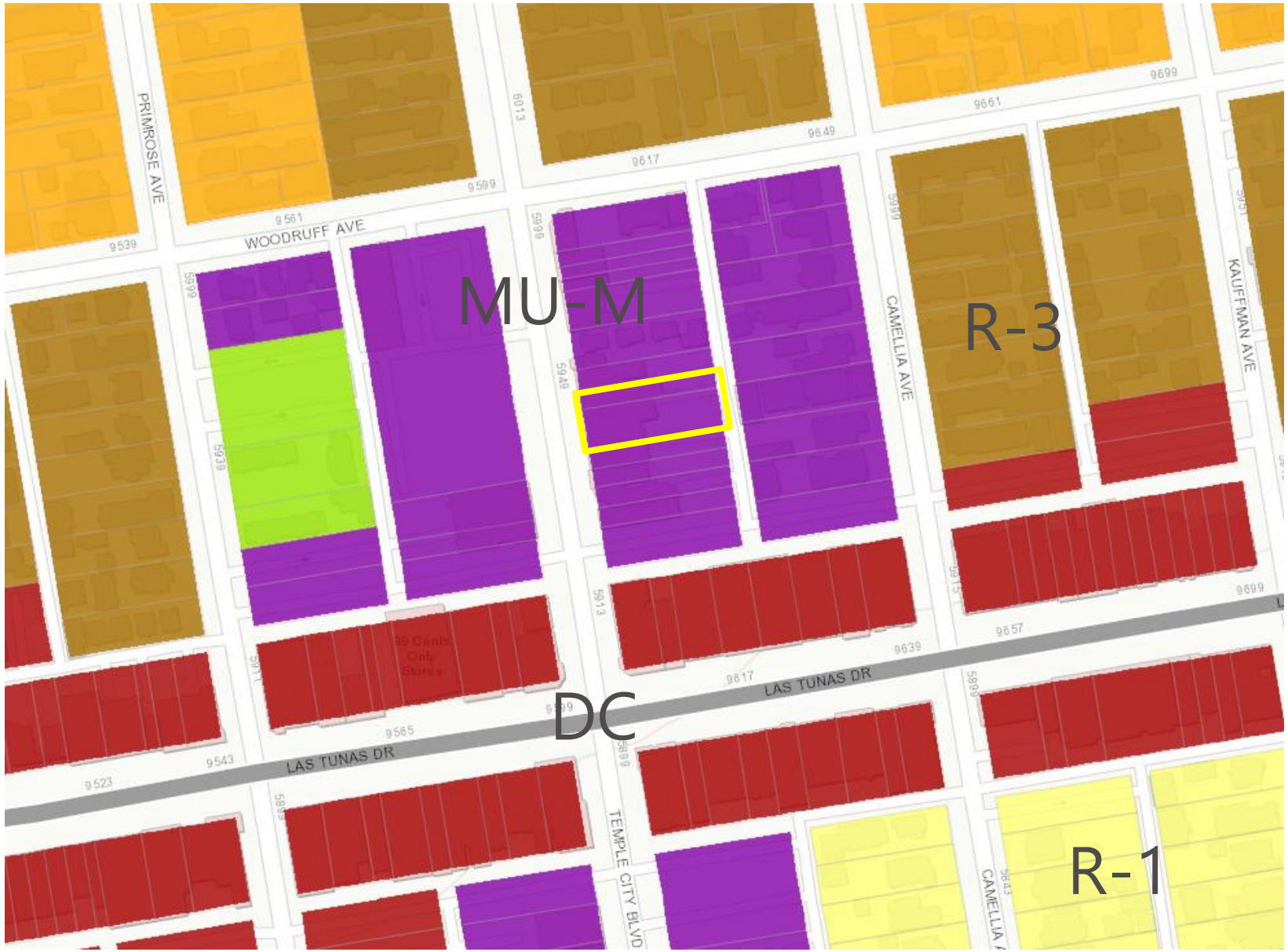
Issues

- Land Use Compatibility
- Parking
- Facade Design

Land Use Compatibility

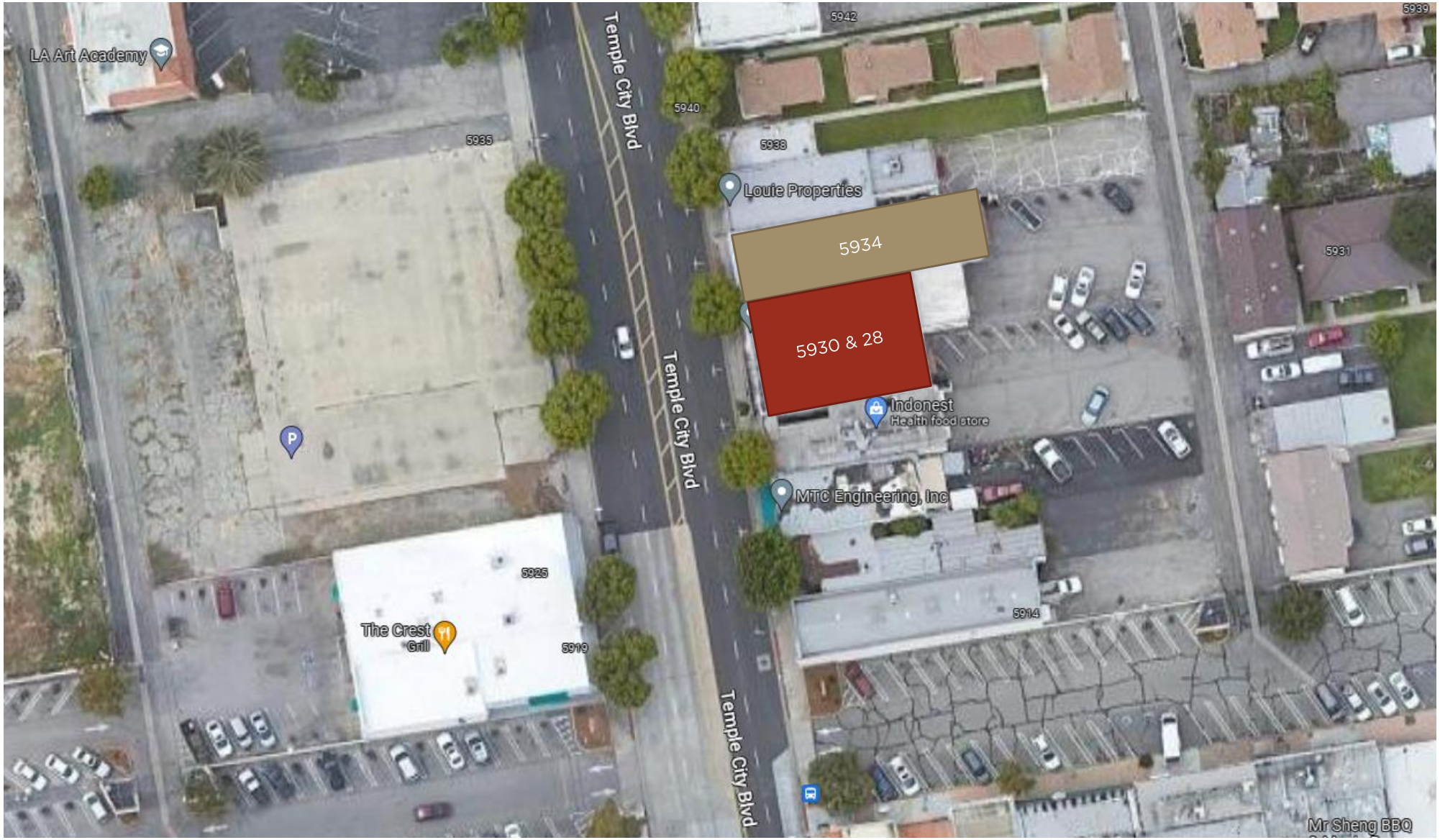
ZONING

Zoning: Mixed Use-Medium (MU-M)



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Site Map



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Parking

Parking Conditions

- **Standard**: 1 parking space per 200 S.F.
- **Required**: 20 spaces
- **Provided**: 16
- **Deficit**: -4

Parking Study

- Number of spaces available
- Peak parking demand
- Types of surrounding uses
- Future demand of vacant tenant spaces

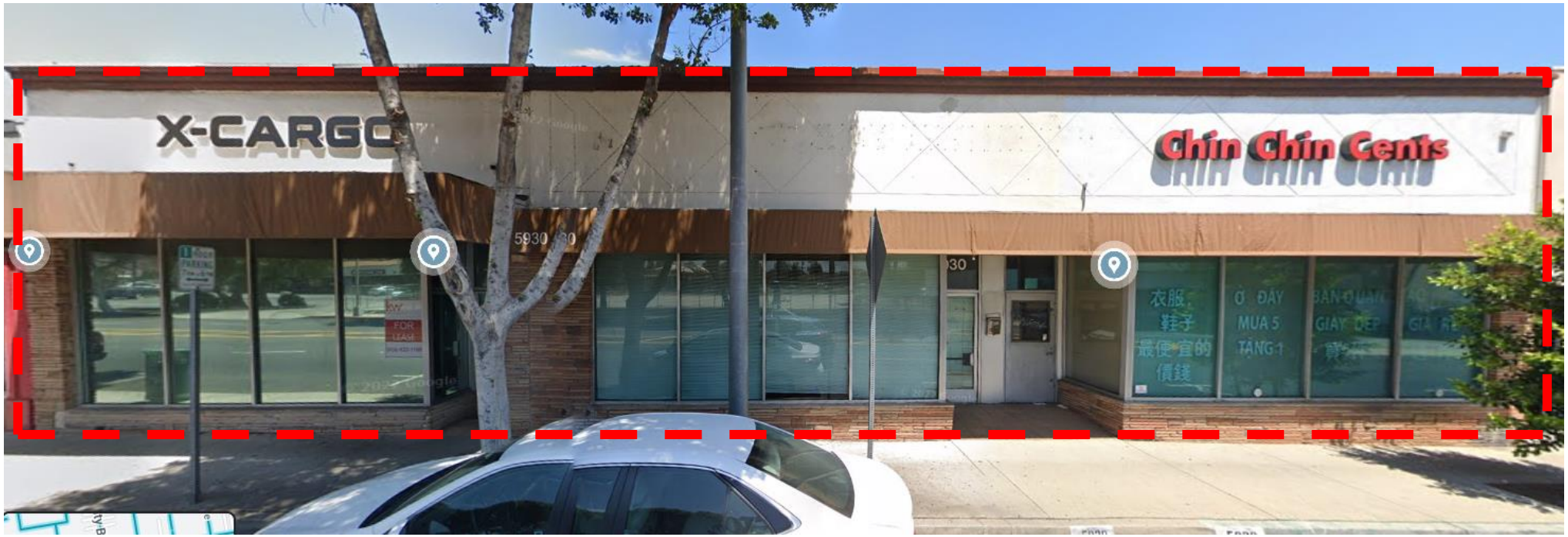
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Parking Study

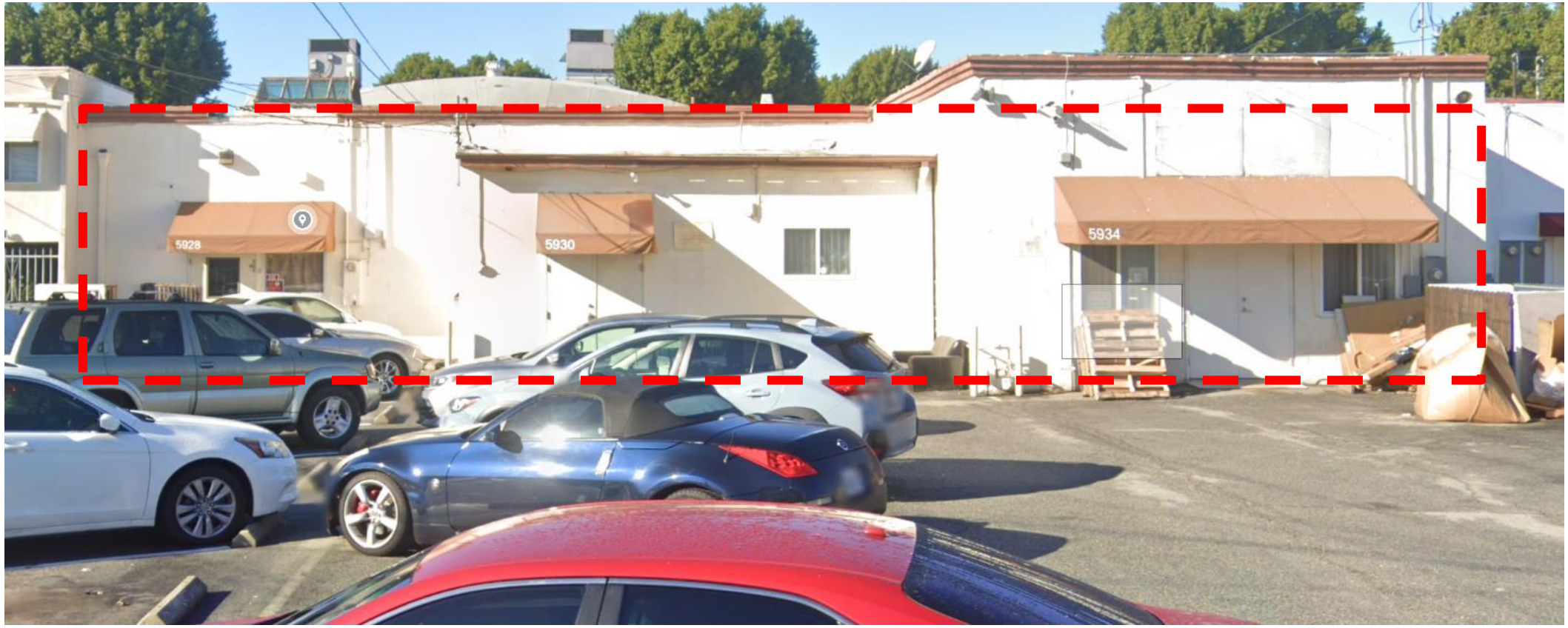
- On-street/off-street parking
- 64 spaces observed
- Peak parking: Tuesdays, 11:30am
- 32 open spaces
- Parking sufficient for proposed use

Facade Design

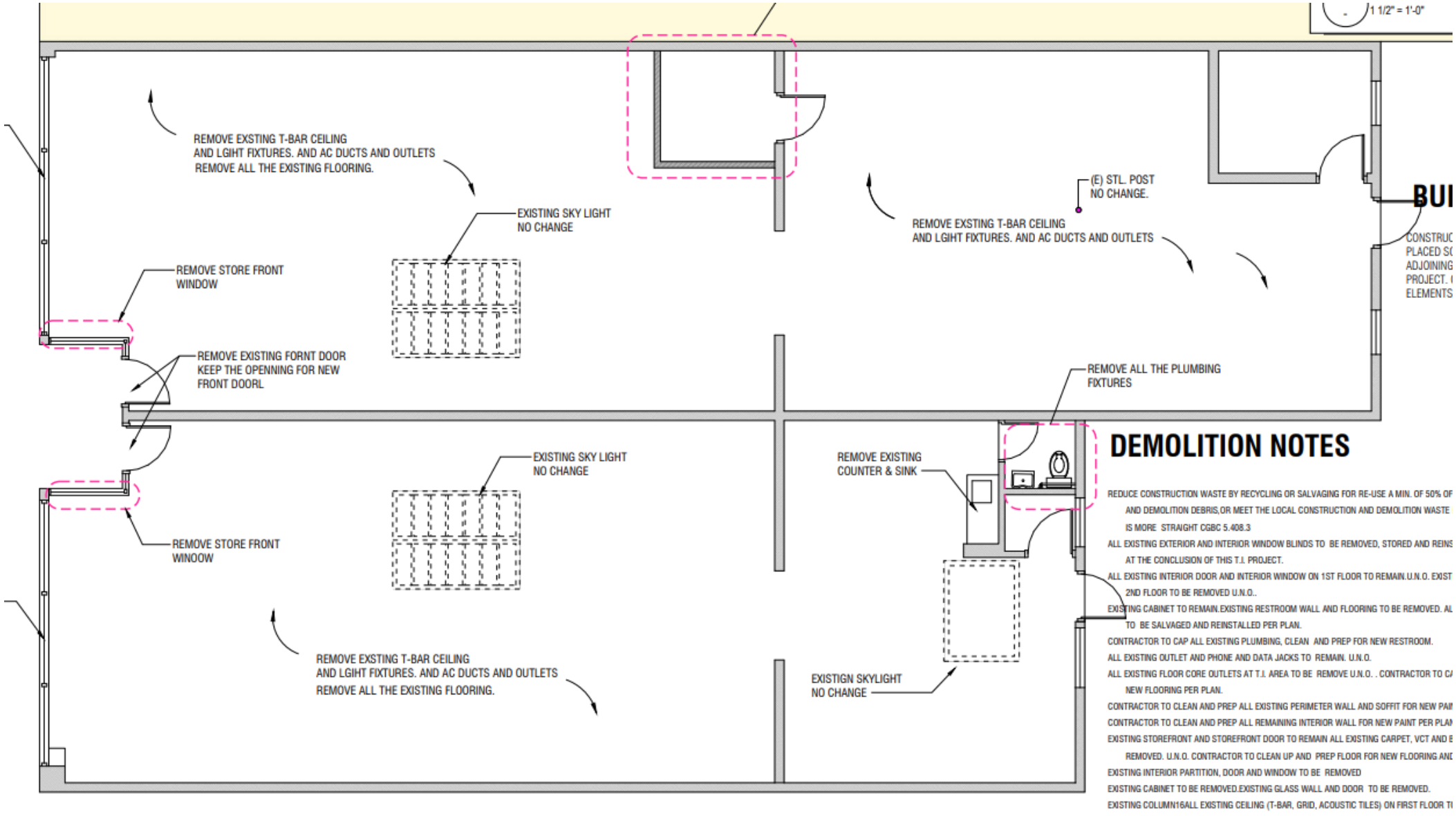
Existing Building (Storefront)



Existing Building (Rear)

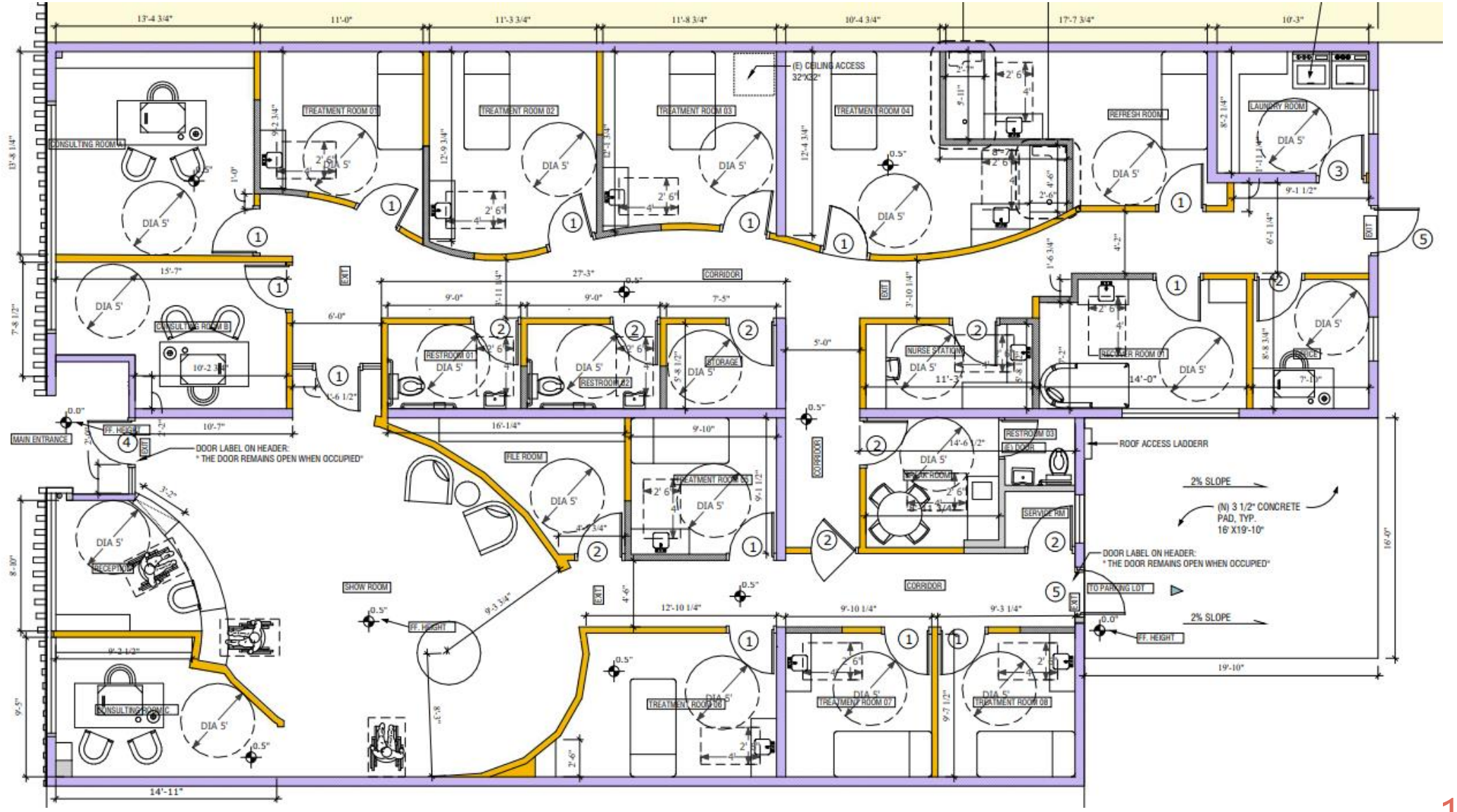


Existing Floor Plan



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Proposed Floor Plan

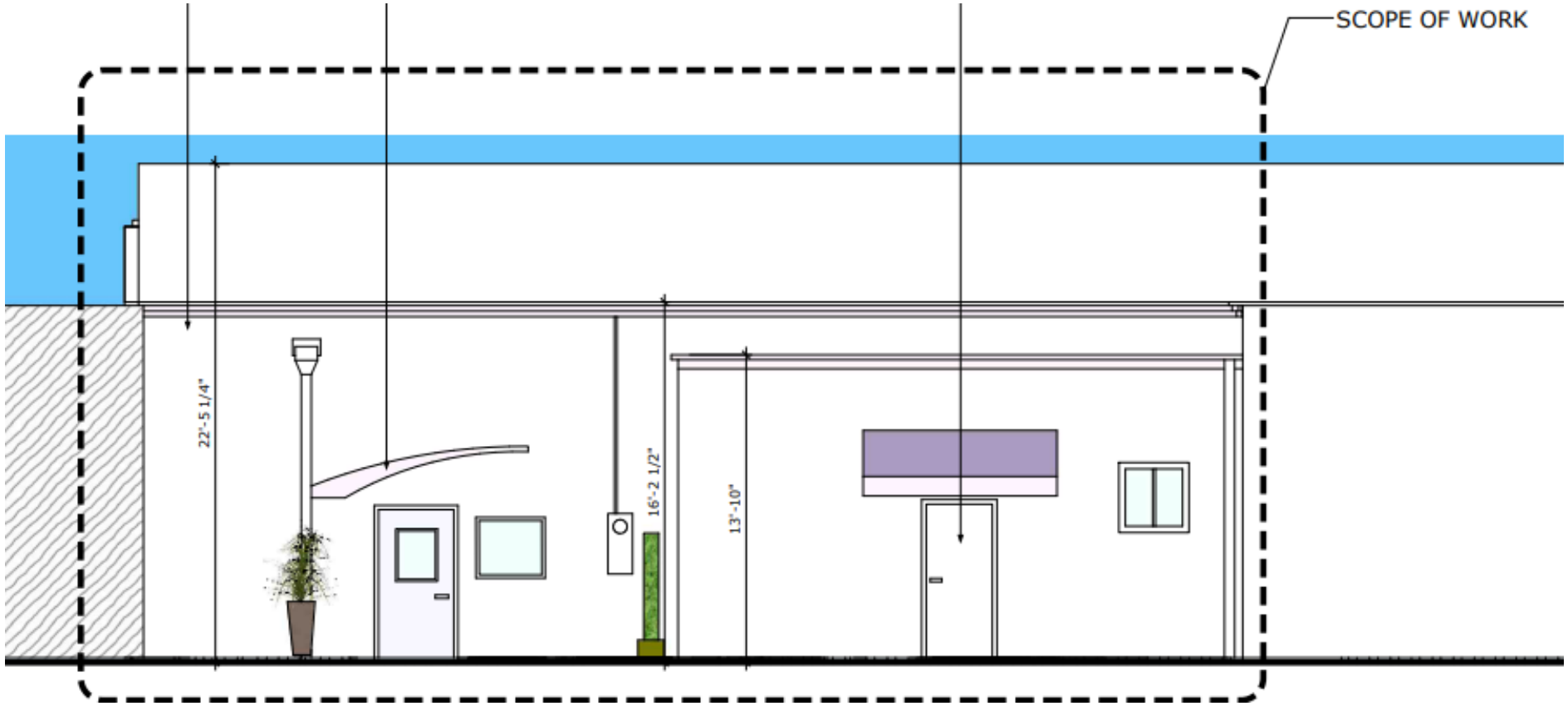


Proposed Front Elevation



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Proposed Rear Elevation



Recommended Conditions of Approval

- **Condition 1**: high-quality, durable materials on entrance awnings
- **Condition 2**: provide cross section drawing
- **Condition 3**: encroachment permit required
- **Condition 4**: screen HVAC equipment

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Recommended Conditions of Approval

- **Condition 5**: roofing material match building
- **Condition 7**: landscaping around rear entrances. No patio to preserve parking
- **Condition 8**: provide details for exterior lighting
- **Condition 13**: provide detail drawing for exterior vertical molding

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RECOMMENDATION

Adopt Resolution finding the project exempt from CEQA and approve File PL 22-3442 subject to the conditions of approval.