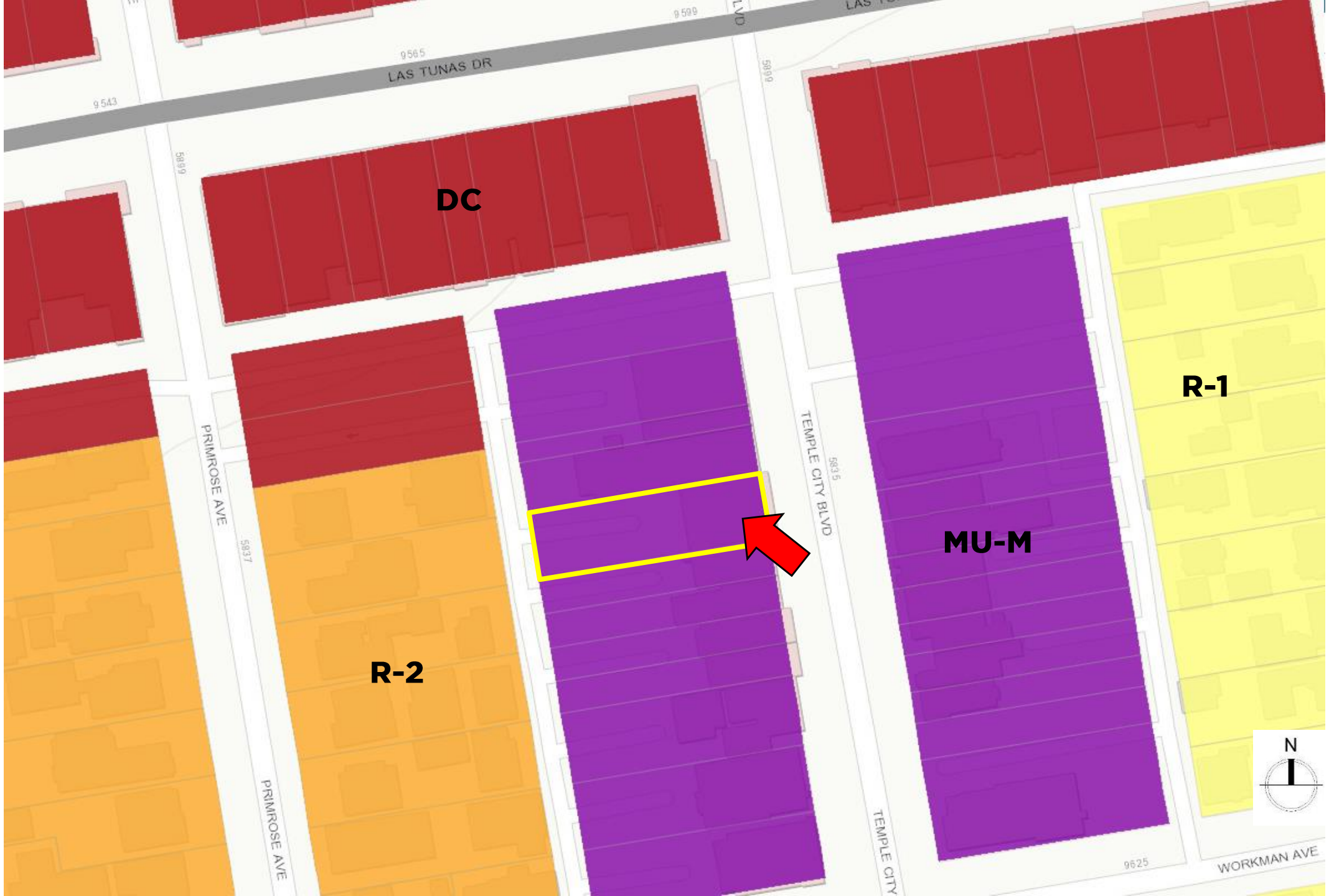
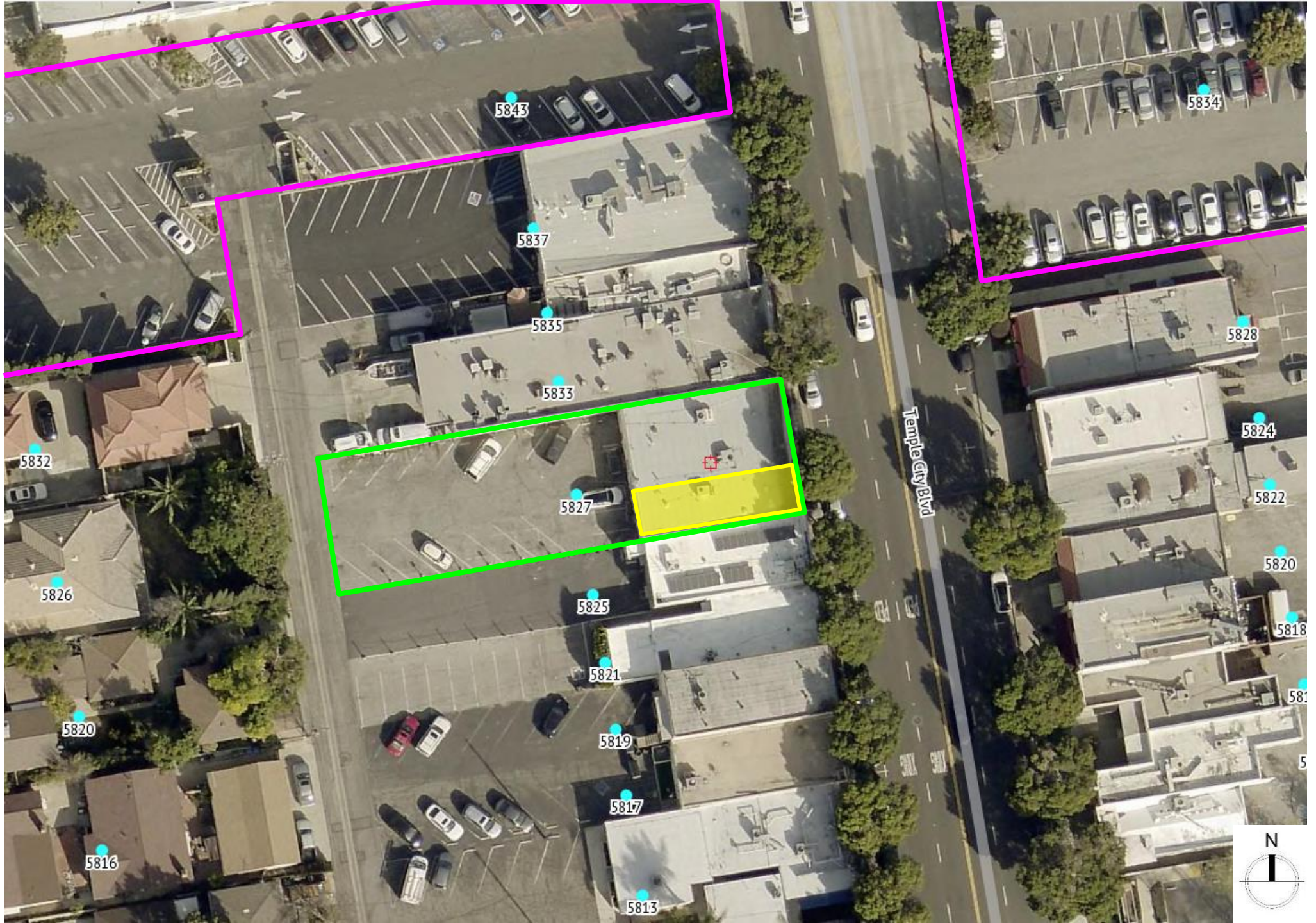
File PL 23-4245
5728 Temple City Boulevard
Conditional Use Permit

Planning Commission Meeting

October 24, 2023


LAS TUNAS DR
9543
9565
9599
5899
5899
DC
R-2
PRIMROSE AVE
5837
PRIMROSE AVE
TEMPLE CITY BLVD
5835
MU-M
R-1
9625
WORKMAN AVE
N

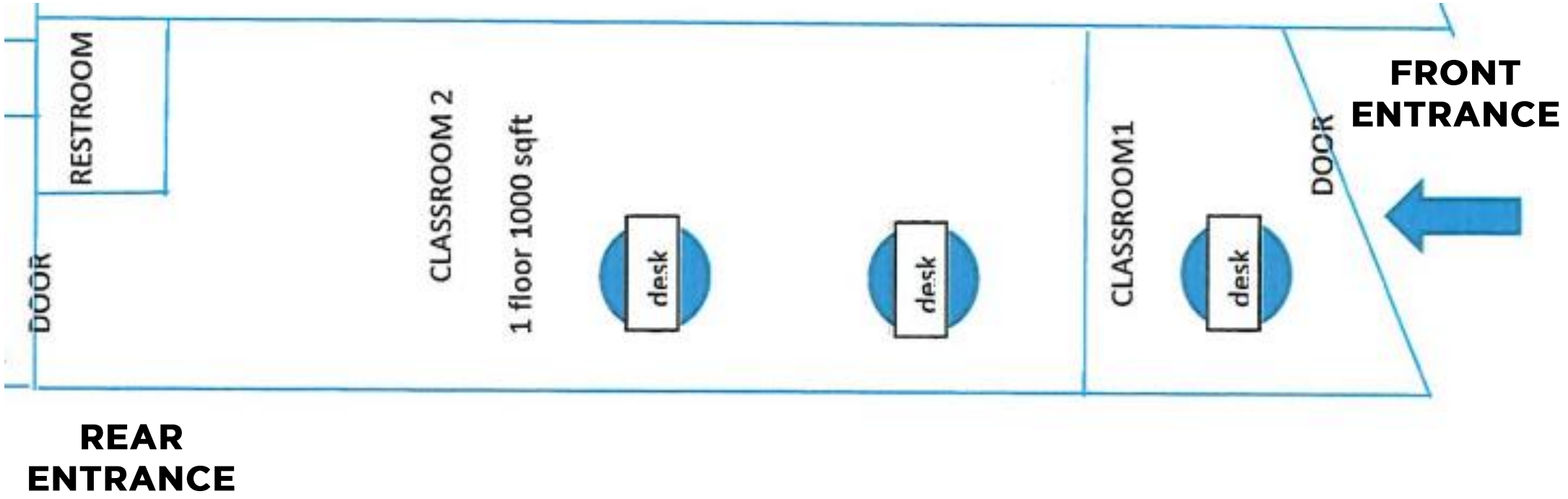

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5818
Temple City Blvd
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5827
Printing/Copy
Z.X HEALING CLINIC
626-986-6656
NAPRAPATHY
Shi Ro

Request:

- Establish a 1,000 SF tutoring business
- Daily from 9 AM to 6 PM
- Maximum of 10 students
- 3,000 SF of building area and 16 parking spaces

Floor Plan:


RESTROOM
DOOR
CLASSROOM 2
1 floor 1000 sqft
desk
desk
CLASSROOM1
desk
DOOR
FRONT ENTRANCE
REAR ENTRANCE
N

Analysis:

- Land Use Compatibility
- Parking and Traffic
- Noise
- Property Maintenance
- Pedestrian Visibility

Land Use Compatibility:

- Variety of commercial uses on both sides of Temple City Boulevard
- Properties to west consist of single- and multi-family residential
- Conditions number 1 – 4: maximum students, business hours, no outdoor activities, rear door closed, and prevent loitering in parking lot

Parking and Traffic:

- Existing and proposed use have same off-street parking requirement
- Site has surplus of 7 parking spaces
- Public parking lots nearby and street parking on Temple City Boulevard
- Conditions number 5 and 6: employees park in the private parking lot and staff member facilitate pick-up and drop-off activities on Temple City Boulevard

Noise:

- Nearest residence is over 150 feet from rear entrance
- Conditions number 1 – 4: maximum students, business hours, no outdoor business activities, rear door closed, and prevent loitering in parking lot

Property Maintenance:

- Condition number 9: remove weeds and fill in cracks



Pedestrian Visibility:

- Mixed-Use Medium zone intended to be a walkable setting with pedestrian connections to downtown
- Conditions number 10: prohibit window tinting, any blinds or curtains facing street must be open during business hours

Required Findings:

- Consistent with the Zoning Code
- Consistent with the General Plan and any applicable specific plan
- Request is compatible with existing and future land uses in the vicinity
- Adequate access to and from the site
- Request will not be detrimental or injurious to the neighborhood or general welfare of the City

Recommendation:

Adopt a resolution finding that the project is exempt from CEQA and approving File PL 23-4245

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