# File PL 23-4224
# 9424 Las Tunas Drive
# Conditional Use Permit

Planning Commission Meeting

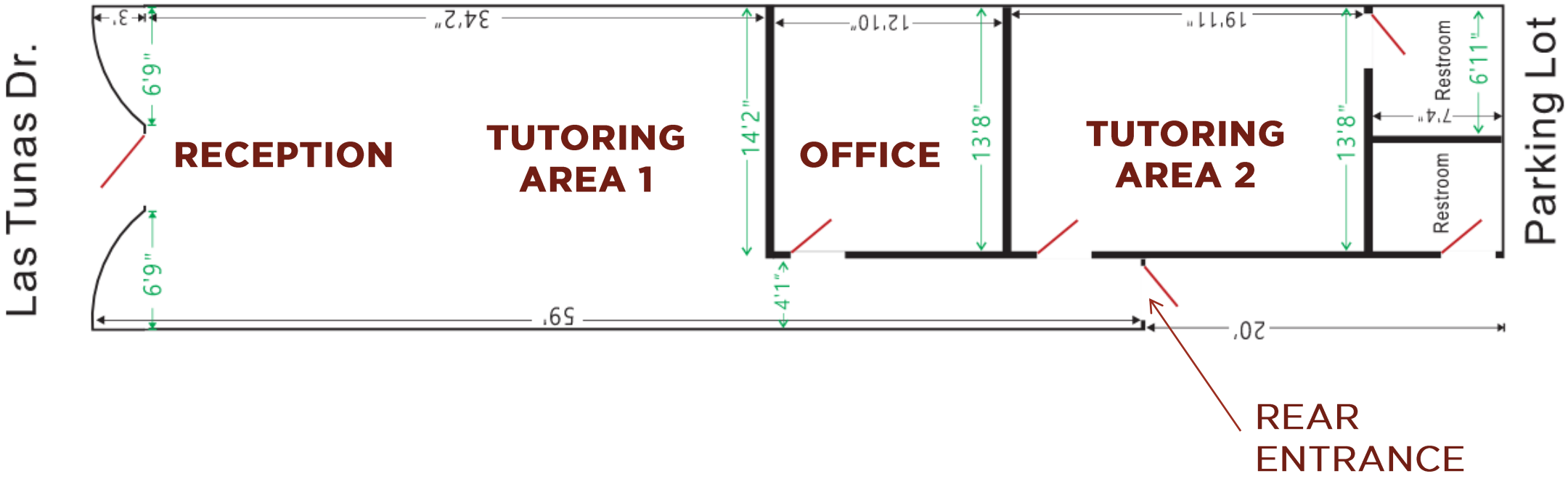
November 14, 2023


LAS TUNAS DRIVE
ALESSANDRO AVENUE
OAK AVENUE
N

# Request:

- Establish a 1,440 S.F. tutoring business
- Operate Sundays from 12 p.m. to 9 p.m.
- A maximum of 12 students

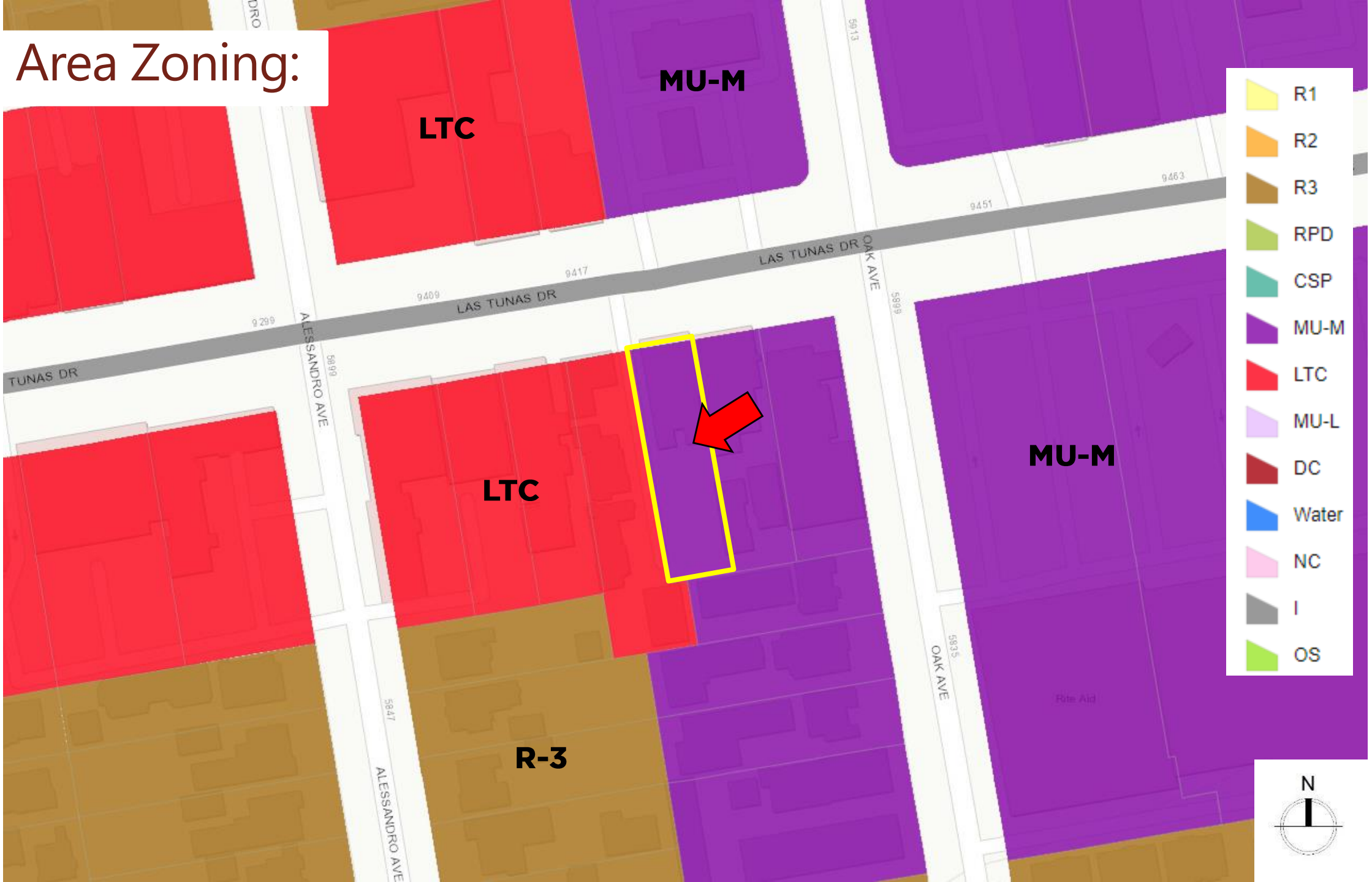
# Floor Plan:


Las Tunas Dr.
Parking Lot
RECEPTION
TUTORING AREA 1
OFFICE
TUTORING AREA 2
Restroom
Restroom
6'9"
6'9"
14'2"
13'8"
13'8"
6'11"
4'1"
REAR ENTRANCE
N

# Analysis:

- Land Use Compatibility
- Potential Parking and Traffic Impacts
- Potential Noise Concerns

# Area Zoning:


MU-M
LTC
LAS TUNAS DR
TUNAS DR
ALESSANDRO AVE
OAK AVE
LTC
MU-M
R-3
R1
R2
R3
RPD
CSP
MU-M
LTC
MU-L
DC
Water
NC
I
OS
N

# Parking Study

- Unit previously occupied by travel agent – 1 space / 333 sq.ft.
- Proposed tutoring – 1 space / 250 sq.ft.
- Short 1 parking space
- Both uses require 12 parking spaces (11.52)
- Property has 10 parking spaces, short 2 spaces by TCMC
- TCMC allows locations with multiple units to determine required parking through a parking study

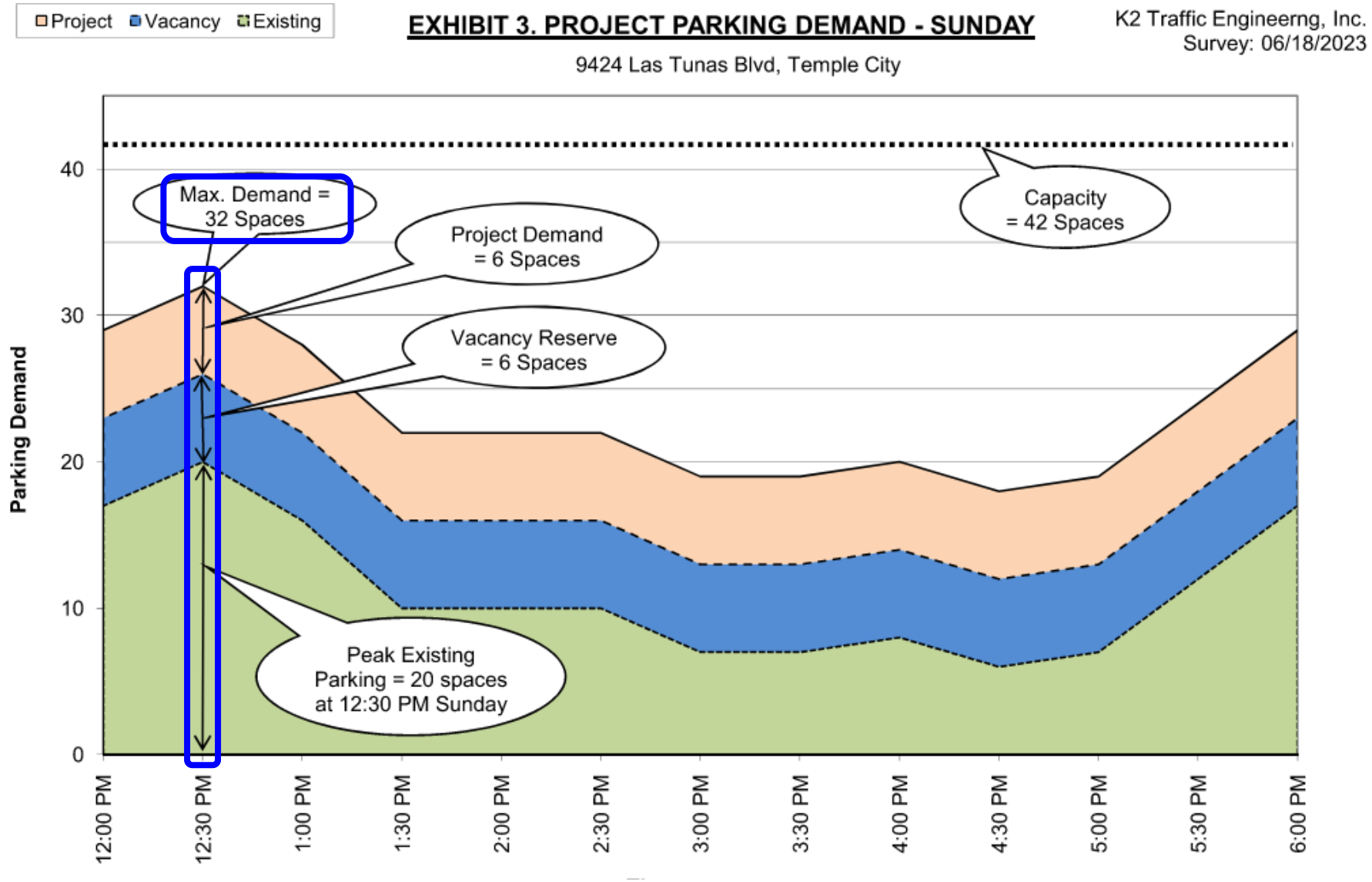
# Parking Study






TEMPLE CITY

# Parking Study



# Specific Conditions:

- Recommended hours and maximum students *(conditions 1 and 2)*:
  - Sundays from 12 p.m. to 9 p.m.
  - A maximum of 12 students

# Specific Conditions:

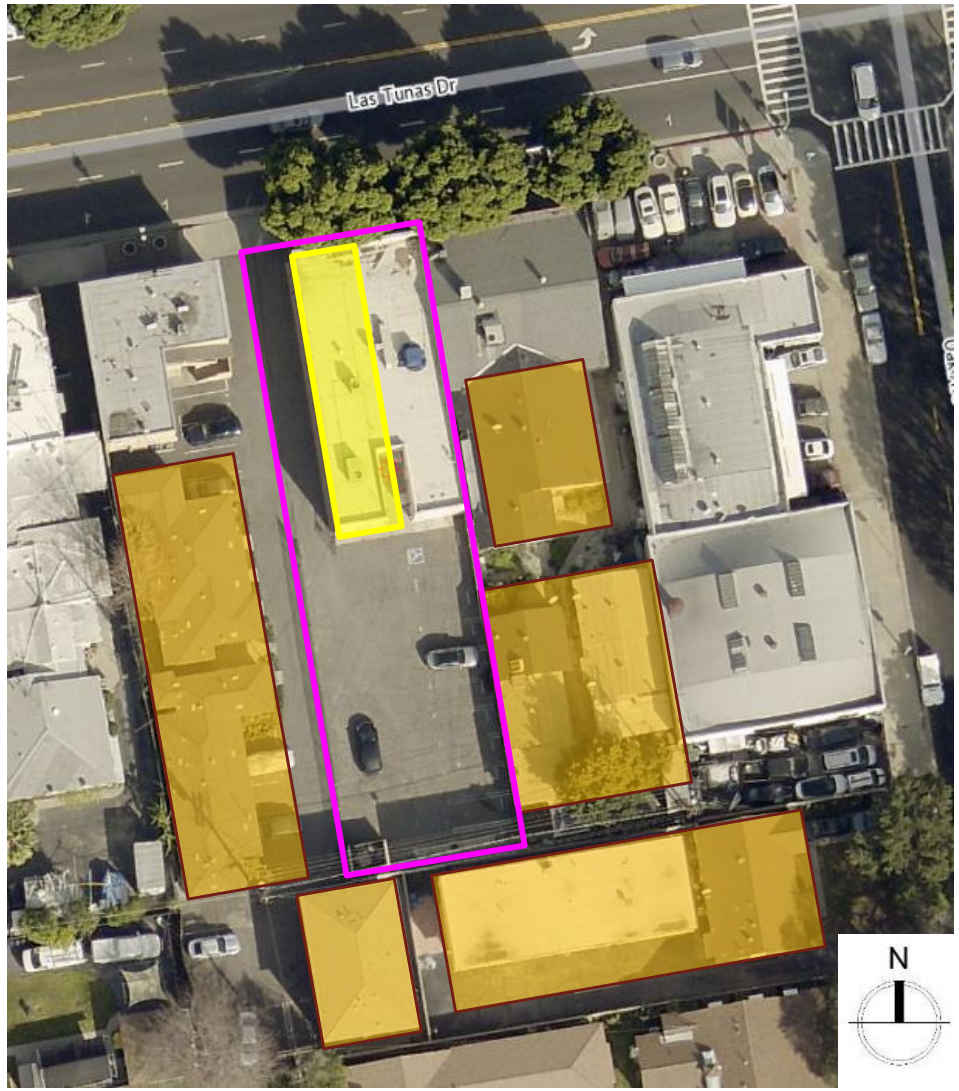
- Drop-off and pick-up activities *(condition 3)*:
  - Stagger with neighboring business
  - Staff member must be at front entrance
  - Not allowed in common driveway
  - Parents must escort children under 11
  - Business provide customers pick-up and drop-off

# Specific Conditions:



# Specific Conditions:

- Rear door closed *(condition 5)*
- All business activities must occur indoors *(condition 6)*
- No loitering in parking lot *(condition 7)*
- Special events exceeding hours or maximum students requires a temporary use permit *(condition 8)*






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# 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 23-4224

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