File PL 24-4711
9525 Las Tunas Drive
Conditional Use Permit

December 10, 2024

Planning Commission Meeting


CLOVERLY AVENUE
ALLEY
ALLEY
PRIMROSE AVENUE
LAS TUNAS DRIVE
Las Tunas Dr
N

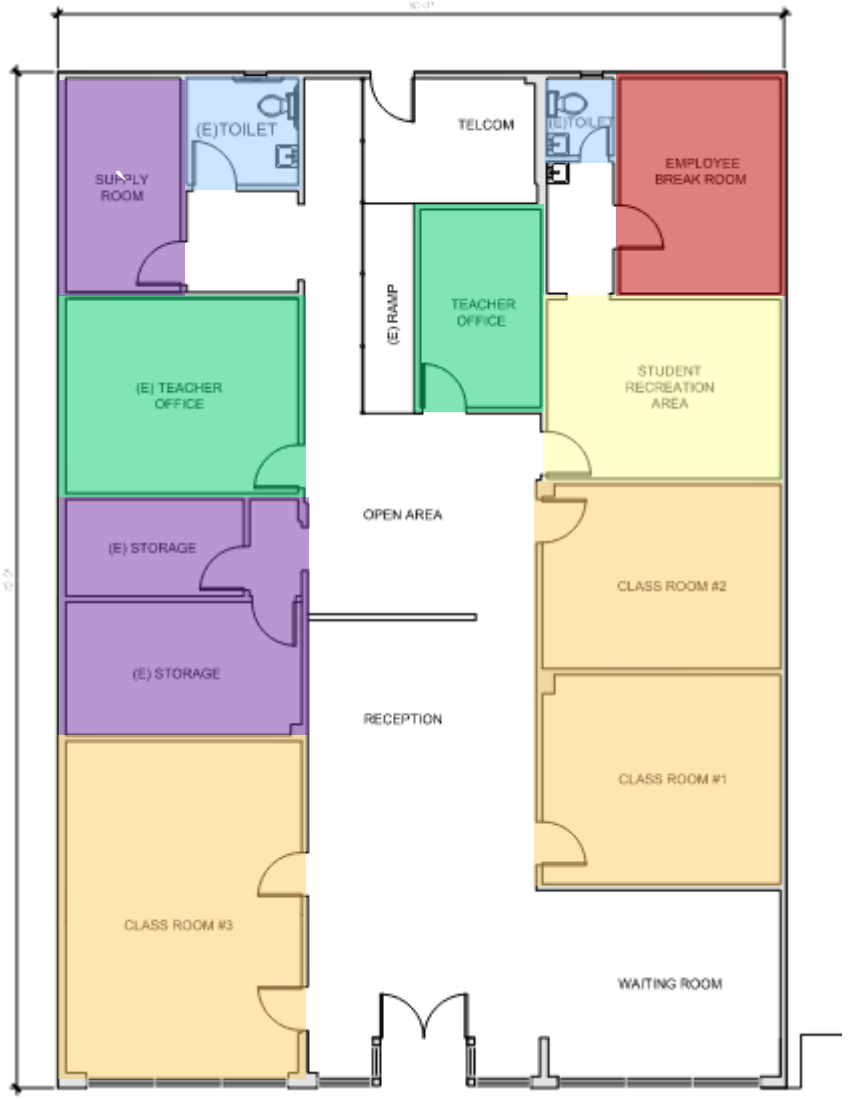
Request:

- Establish a 3,516 S.F. tutoring business
- Maximum of 20 students
- Sessions:
  - Tuesday from 3:30 p.m. to 8 p.m.
  - Sunday from 9 a.m. to 8:20 p.m.
- Office Hours:
  - Wednesday and Friday from 2 p.m. to 6 p.m.
  - Saturday from 1 p.m. to 5 p.m.

TEMPLE CITY

Floor Plan:

REAR ENTRANCE



LAS TUNAS DRIVE

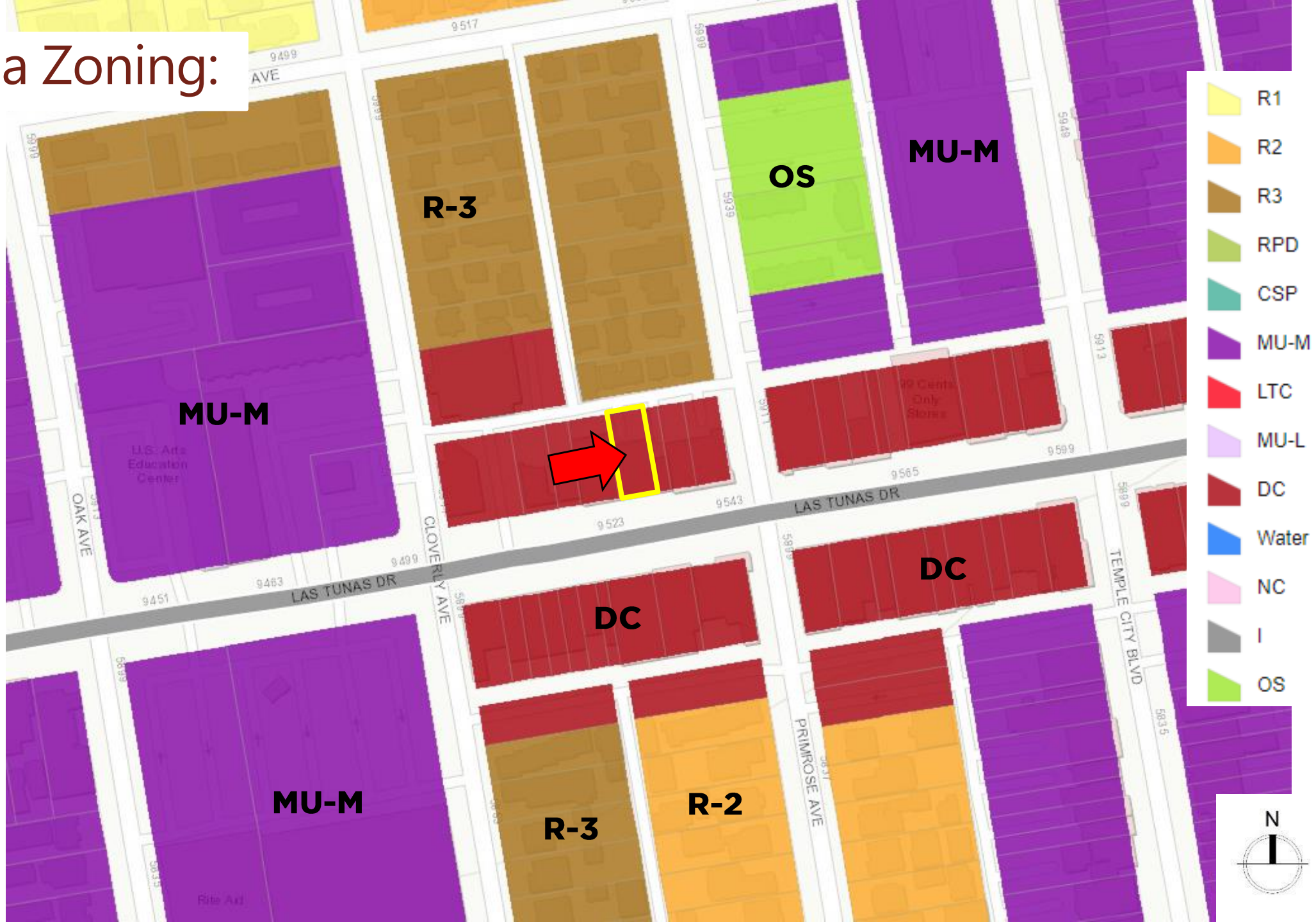
N

TEMPLE CITY

Analysis:

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

Area Zoning:


R-3
OS
MU-M
MU-M
DC
DC
DC
MU-M
R-3
R-2
LAS TUNAS DR
LAS TUNAS DR
OAK AVE
CLOVERLY AVE
PRIMROSE AVE
TEMPLE CITY BLVD
U.S. Arts Education Center
99 Cents Only Stores
Rite Aid
R1
R2
R3
RPD
CSP
MU-M
LTC
MU-L
DC
Water
NC
I
OS
N

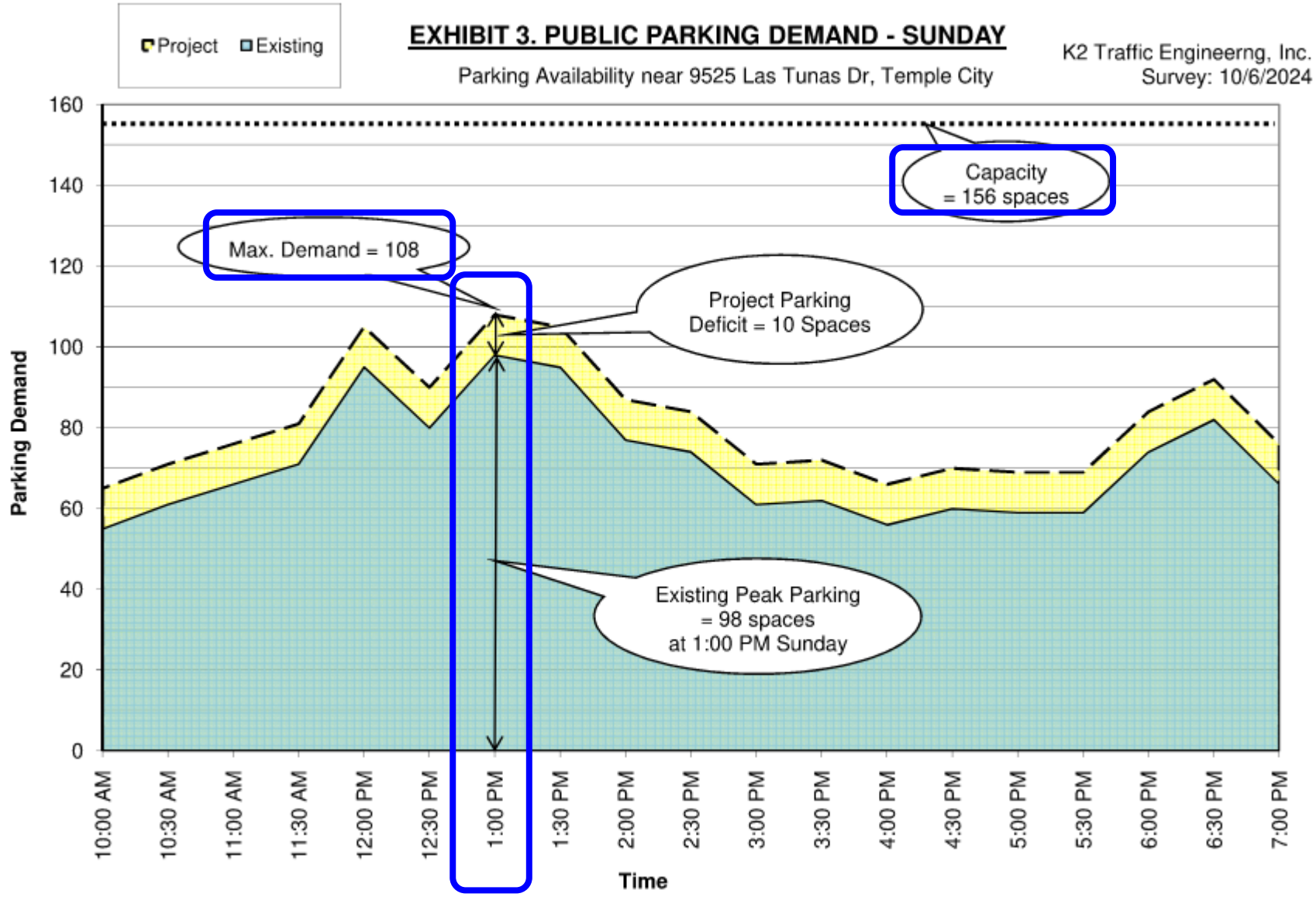
Parking and Traffic:

- Unit previously occupied by medical office – 1 space/200 S.F. (18 spaces required)
- Proposed tutoring – 1 space/250 S.F. (14 spaces required)
- Parking restriped after 2017 with 7 spaces, but they are substandard
- Applicant submitted parking study for the area

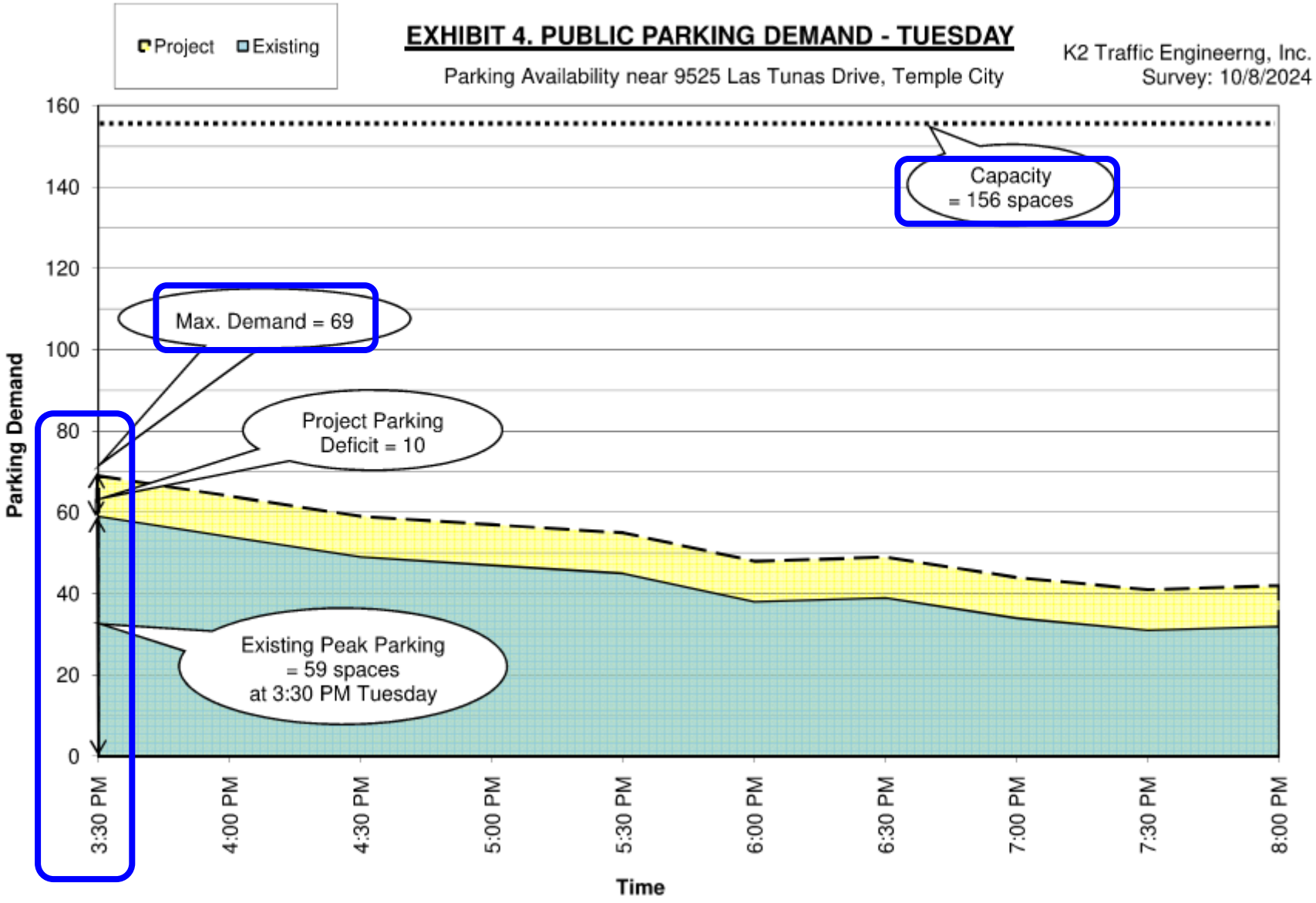
Parking Study:



Parking Study:



Parking Study



Specific Conditions:

Recommended hours and maximum students *(conditions 1 and 2)*:

- Sundays from 9 a.m. to 9 p.m. and Tuesdays from 3:30 p.m. to 9 p.m.
- Office hours allowed per Zoning Code
- A maximum of 20 students at a time

Specific Conditions:

- Stagger tutoring sessions by at least 20 minutes *(condition 3)*
- Encouraged to use the private parking lot, Primrose Avenue, public parking lots *(condition 4)*
- Drop-off and pick-up activities prohibited in the alley or traffic lanes *(condition 4)*
- Director can require employee at entrances to help expedite drop-off and pick-up activities *(condition 4)*

TEMPLE CITY

Specific Conditions:



Specific Conditions:

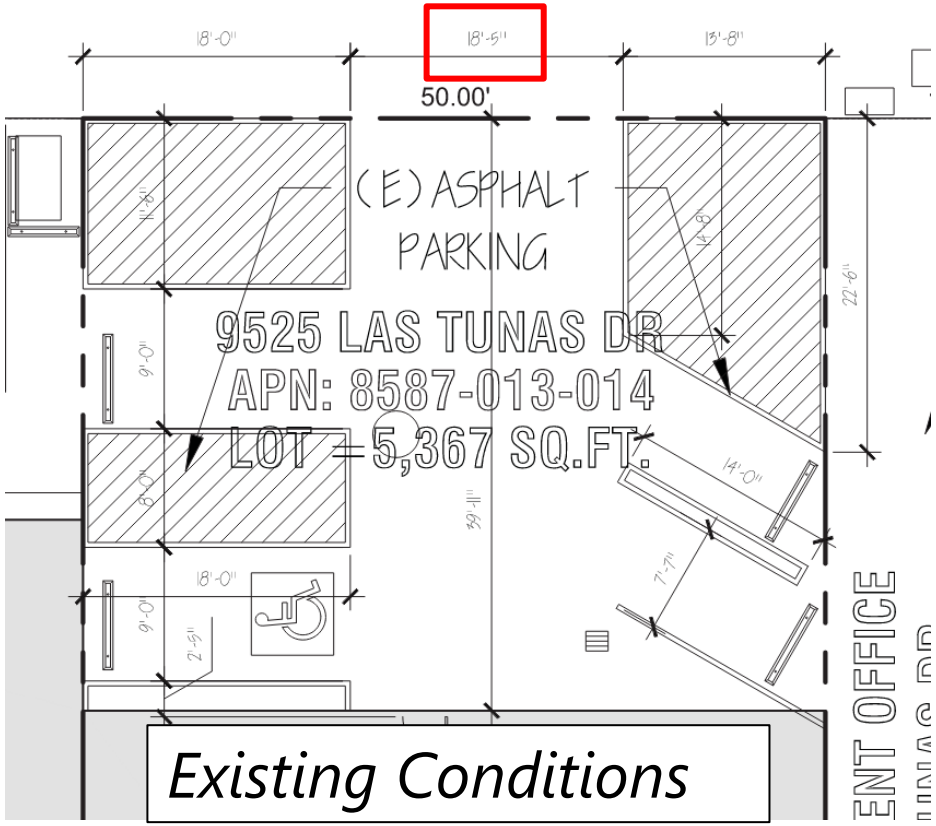
- Rear door closed *(condition 5)*
- All business activities must occur indoors *(condition 6)*
- No loitering in parking lot *(condition 7)*
- Special events exceeding hours or maximum students requires a temporary use permit *(condition 8)*

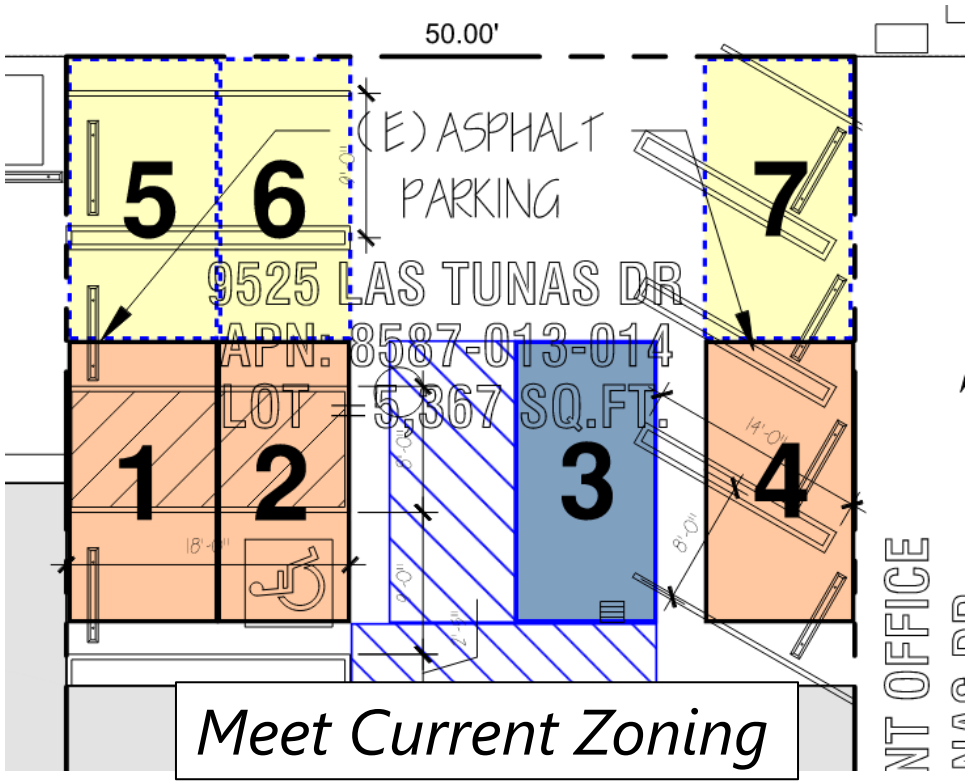


TEMPLE CITY

Specific Conditions:

- Parking lot restriped to comply with current requirements *(condition 9)*





Specific Conditions:

- Applicant required to repaint the building frontage *(condition 10)*
- Applicant required to patch and paint holes from previous business sign *(condition 11)*
- Applicant required to address unpermitted work *(condition 12)*

Specific Conditions:



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 24-4711

File PL 24-4711
9525 Las Tunas Drive
Conditional Use Permit

December 10, 2024

Planning Commission Meeting