File: PL 25-4899
Conditional Use Permit Modification
5928-5934 Temple City Blvd

August 12, 2025

Planning Commission Meeting

Requested Entitlements

- **Modification to CUP:** expand business at 5928-5930 Temple City Blvd into adjacent tenant space (5934 TC Blvd)

Existing Entitlements

- **CUP:** to approve parking study (2023)
- **Modification to CUP:** allow installation of showers (2024)

Business Description

- Existing Day Spa (Venus Med Spa)
- Botox, laser, body shaping, fat removal
- No Massage Services
- Expansion includes conference room, office, showroom, and treatments not requiring private rooms

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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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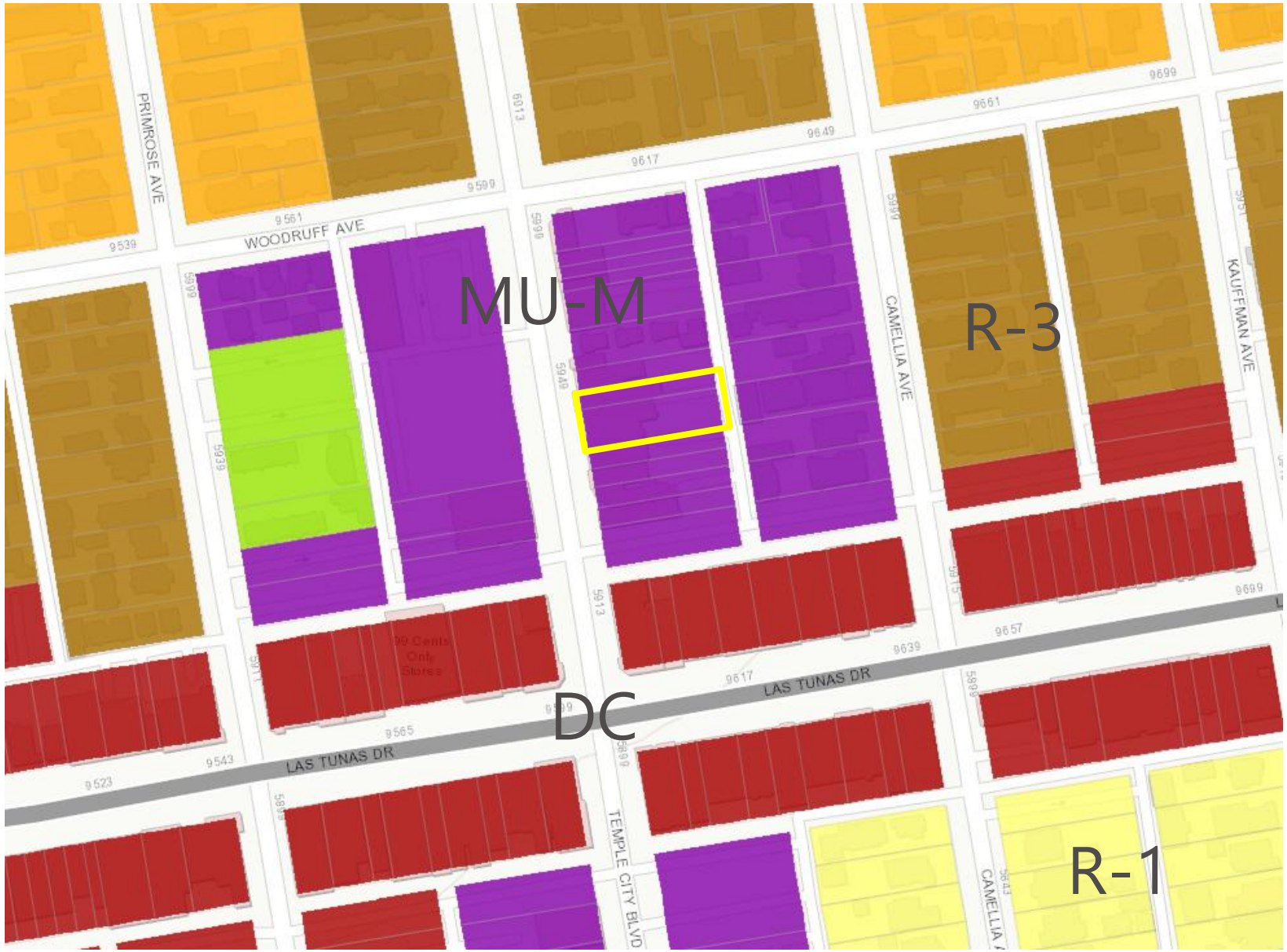
Issues

- Land Use Compatibility
- Parking
- Public Safety

Land Use Compatibility

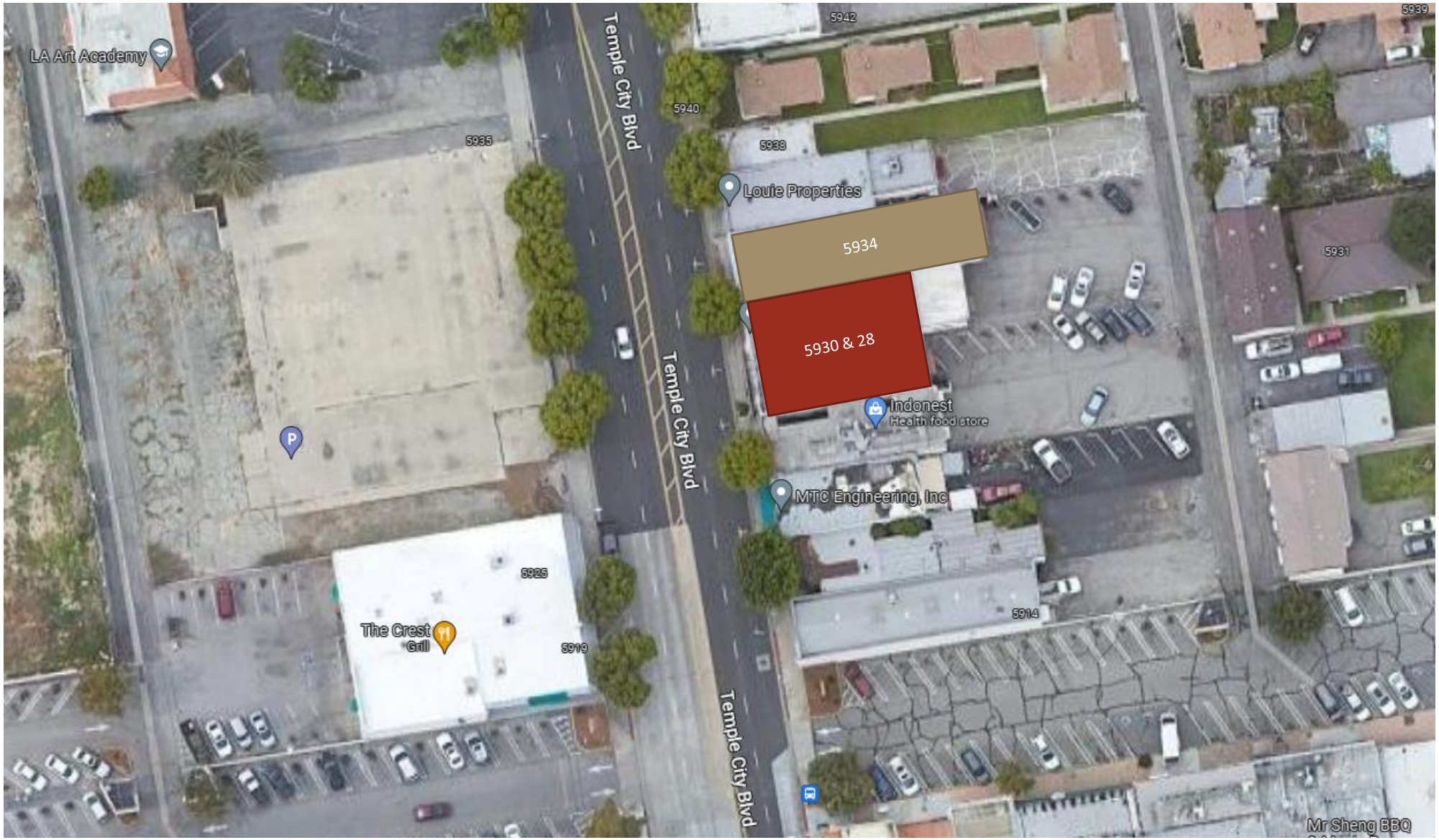
ZONING

Zoning: Mixed Use-Medium (MU-M)



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Site Map


LA Art Academy
Temple City Blvd
5942
5939
5940
5938
5935
Louie Properties
5934
5931
5930 & 28
Indonest
Health food store
MTC Engineering, Inc
5925
The Crest Grill
5919
5914
Mr Sheng BBQ

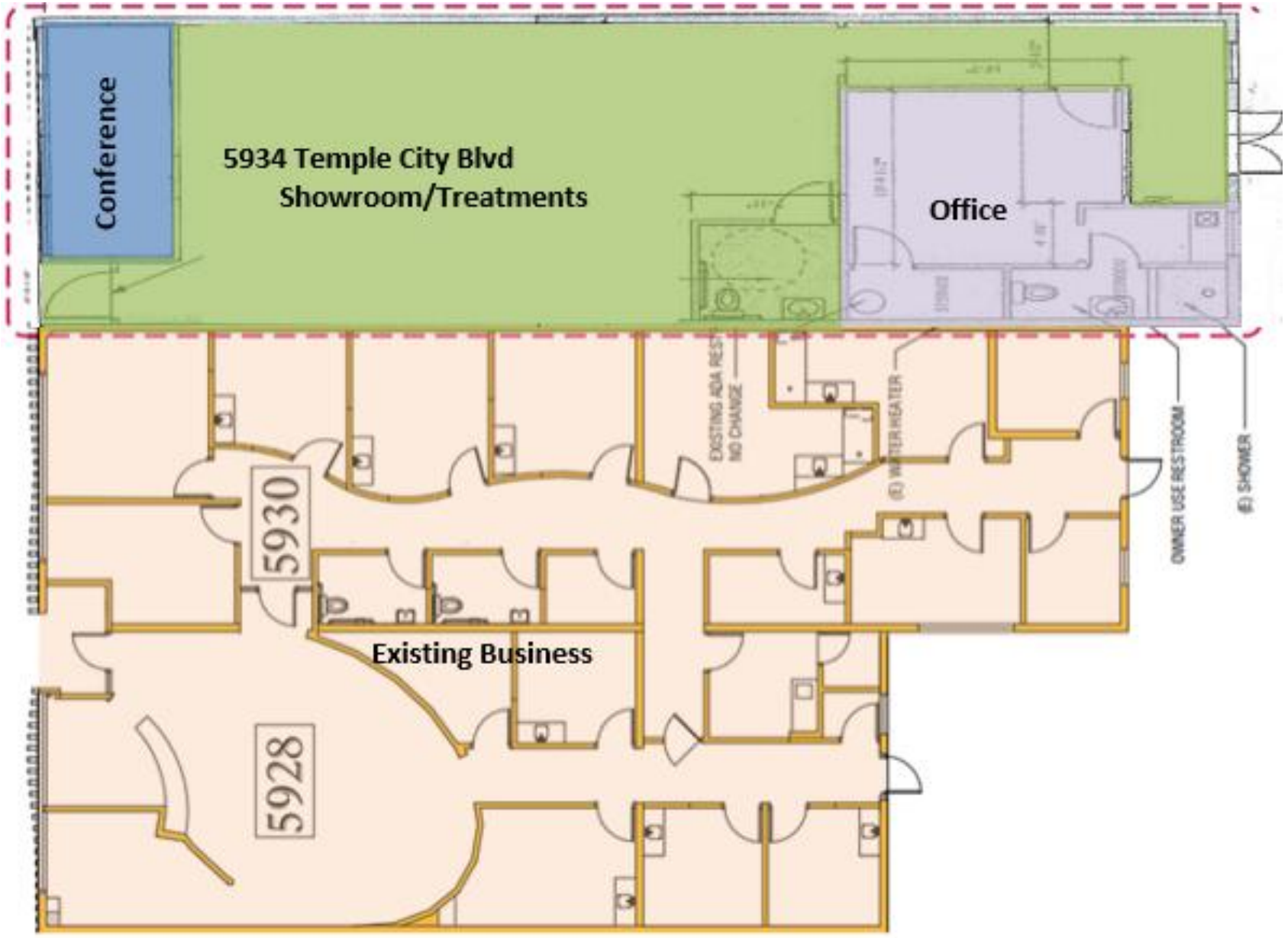
Existing Building (Storefront)



Existing Building (Rear)



Proposed Floor Plan



Land Use Compatibility

- Permitted in Mixed-Use Medium (MU-M)
- Surrounded by commercial & residential (separated by alley)
- **Hours**: Extend to include Mondays, 10:30 AM – 6:30 PM; Tues–Sat unchanged (Condition 9)
- **Staffing & Capacity**: Increase from 5 to 6 employees; up to 10 customers on-site (Condition 10)

Parking

Parking

- Existing business: **4,000 SF** → proposed expansion to **6,307 SF**
- On-site parking: **22 spaces total**
- Zoning Code requires **32 spaces** → **10-space shortfall**

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Parking Study

- Peak demand: **18 spaces → 4-space surplus**
- Public parking: **64 spaces total** (45 City lots, 19 on-street)
- Peak usage: **57 occupied → 7 available**
- Surplus after accounting for future demand
- **Conclusion**: Expansion will meet parking needs; public parking available if needed

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Parking Study

- Peer review by Transtech Engineers confirmed findings
- **Condition added**: Revise site plan to show all parking dimensions and aisle widths (#17)

Public Safety

Public Safety

- Existing spa has 2 treatment rooms with showers
- **No safety or code issues reported**
- Expansion shows **new shower → remove** due to no demonstrated need (Condition 18)
- Keep existing shower rules in effect
- Expansion must be **internally connected** to existing spa (Condition 19)

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Recommendation

Adopt Resolution finding the project exempt from CEQA and approve File PL 25-4899 subject to the conditions of approval.

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