AGENDA ITEM 3
PL25-4976
5822 TEMPLE CITY BOULEVARD

PLANNING COMMISSION MEETING

AUGUST 26, 2025

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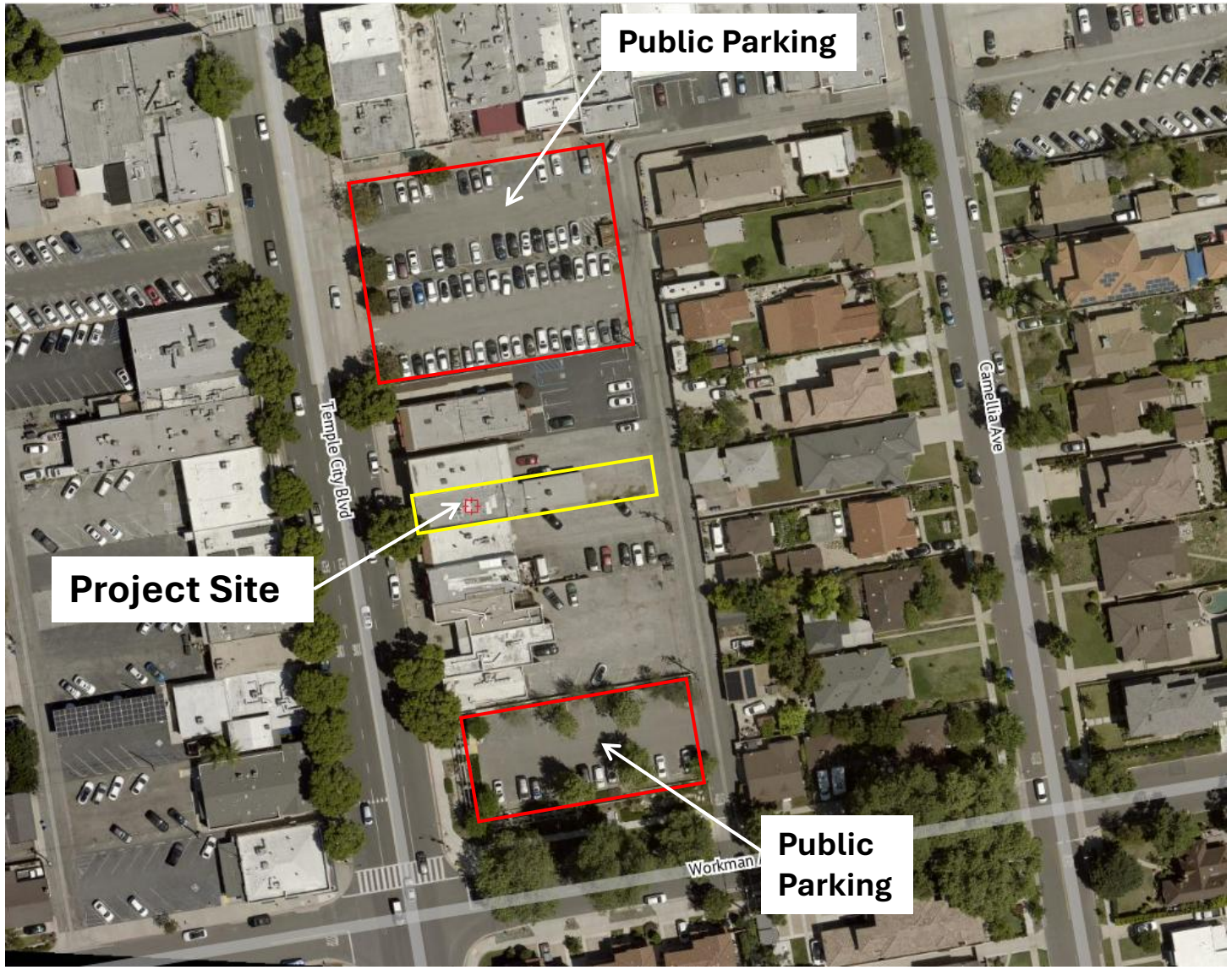
Request

- Establish a billiard hall
- 1,500 SF commercial building
- Request to operate 7 days a week (2 PM – midnight)
- No alcohol service requested

Analysis

- Parking
- Land Use Compatibility
- Noise
- Hours of Operation
- Security

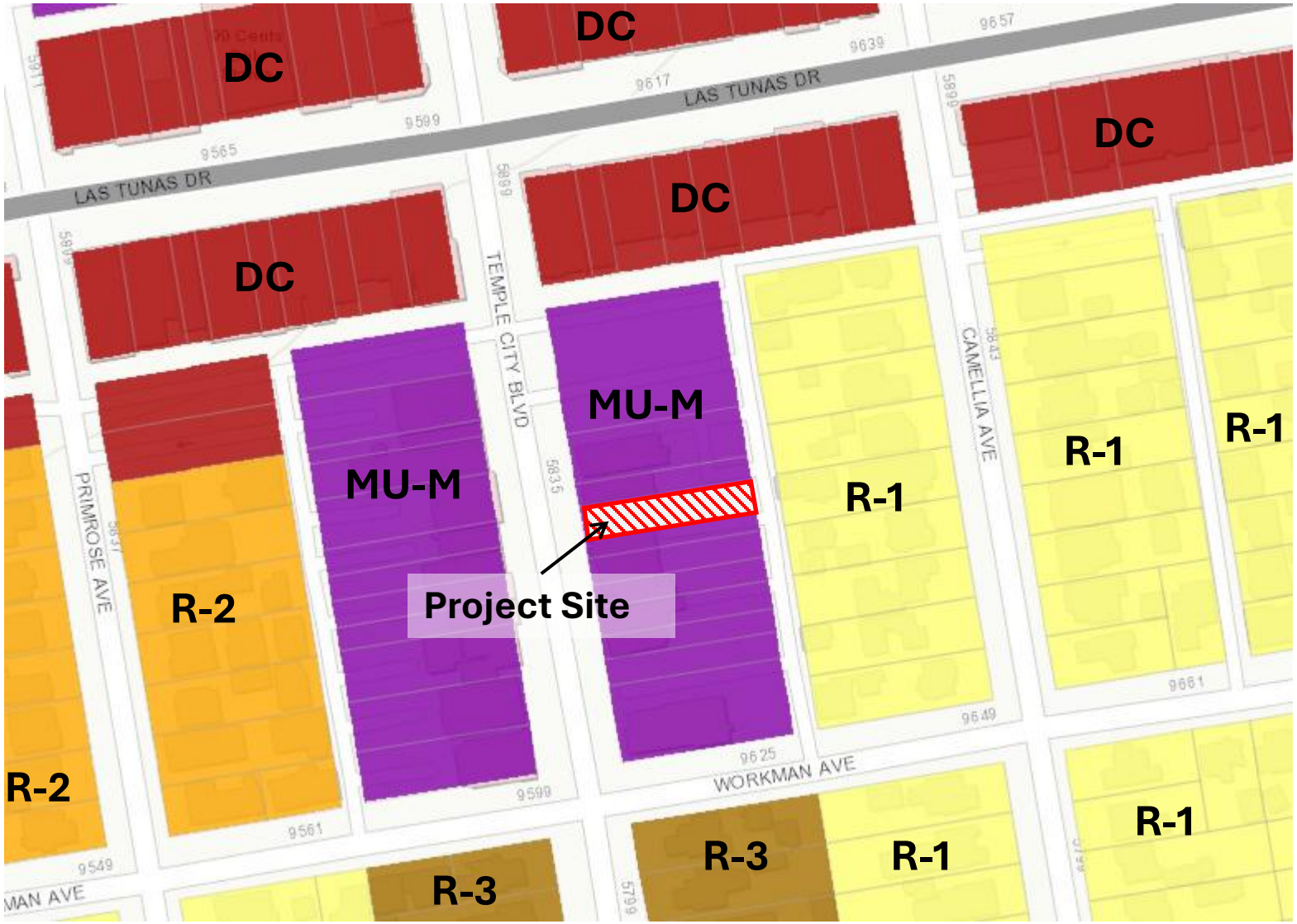
Aerial



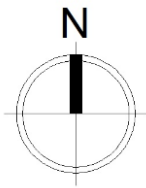
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Zoning







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Parking

- Previously occupied by office & retail store
  – 1 space/333 SF

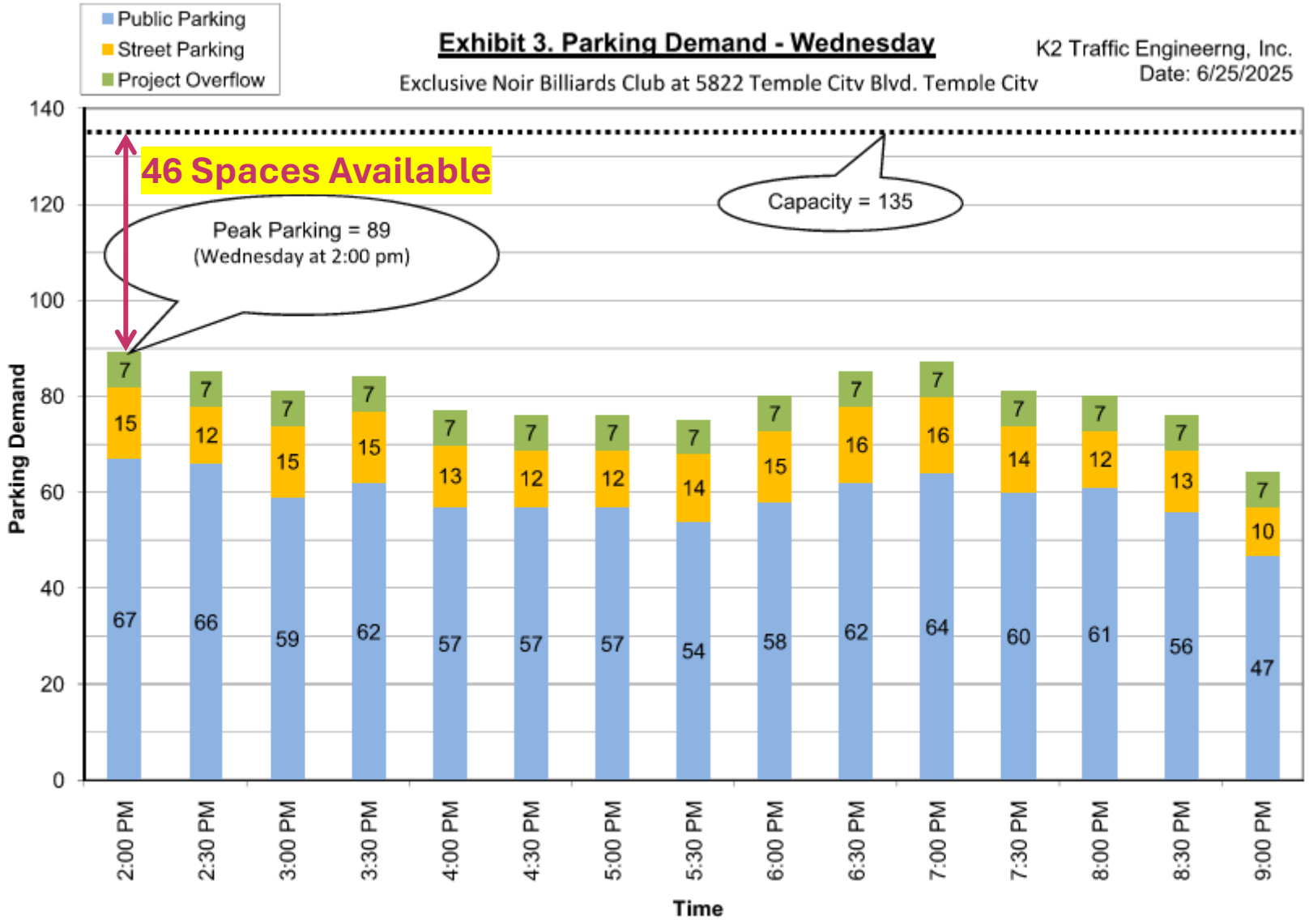
- Proposed billiard hall (indoor commercial)
  – 1 space/333 SF

- Best-practice is 2 spaces per billiard table

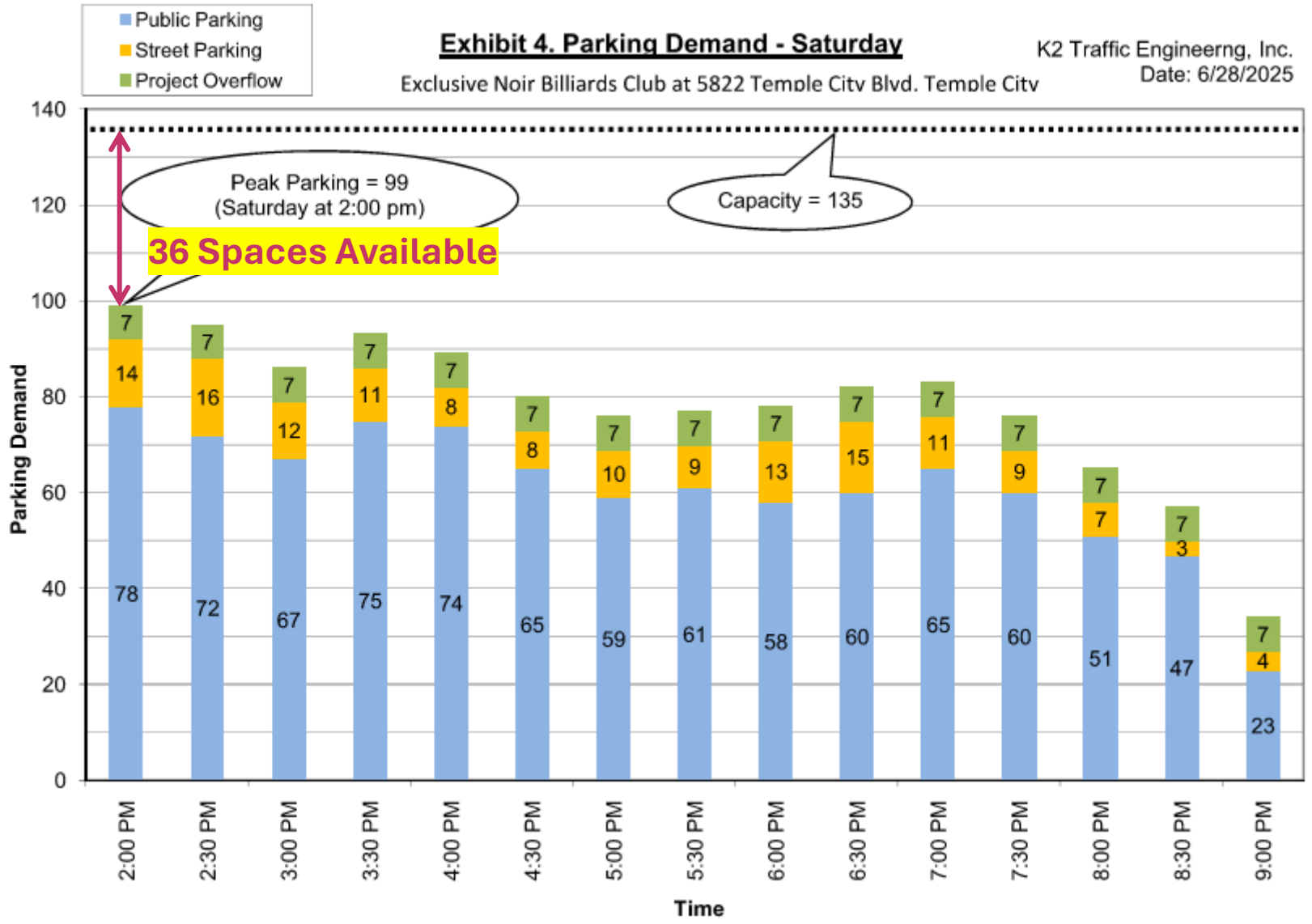
- Applicant provided parking study

- Parking lot restriped with 5 parking spaces

Parking Study



Parking Study



Land Use Compatibility

- Various commercial uses along Temple City Blvd.
- 2 public parking lots
- Residential properties to the east

Noise

- Monitor noise (17)
- All business activities indoors (21)
- No live music, entertainment, or dancing (18)
- Front & rear doors closed, rear door “Exit Only”, & self-closing doors (19)
- Install “Respect our Neighbors” (no loitering) sign (22)

Hours of Operation

- Proposed daily (2 PM – midnight)
- Recommendation to close at 10 PM, except for Friday and Saturday evening until midnight (1)

Security

- Surveillance system plan (13)
- Security guard after 7 PM – closing (7)
- No gambling sign (5)
- Sheriff background check (2)
- Restricted hours for minors (6)
- Storefront unobstructed view (10, 12, & 24)
- No intercoms, buzzer, or alarm warning (14)
- Storage room use prohibited (16)
- Add exterior lights in rear parking lot (28)

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Property Maintenance

- Remove window tint (24)
- Remove overgrown vegetation & restripe parking (25)
- Pressure wash, patch, & paint facade (26)
- Remove unpermitted bathroom in storage room (27)

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Code Compliance

- Community Preservation Officer has authority to inspect unannounced during the first 6 months and on a yearly basis (4)
- Community Development Director will provide update within 6 months (3)

Required Findings

- Consistent with the Zoning Code
- Consistent with the General Plan
- Compatible with existing & 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 25-4976

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