File: PL 25-5108
9534 Las Tunas Drive
Conditional Use Permit
Fitness Studio

Planning Commission Meeting

October 28, 2025

Request

- CUP to operate Lagree fitness studio
- **Hours of operation**: daily; 6:00 a.m. to 10:00 p.m.
- Tenant space: 1,500 SF
- Previously dance studio
- Instructor-led, low-impact workouts on spring-based "Megaformer" machines
- One machine per person

Lagree Studio Classes



Lagree Studio Classes



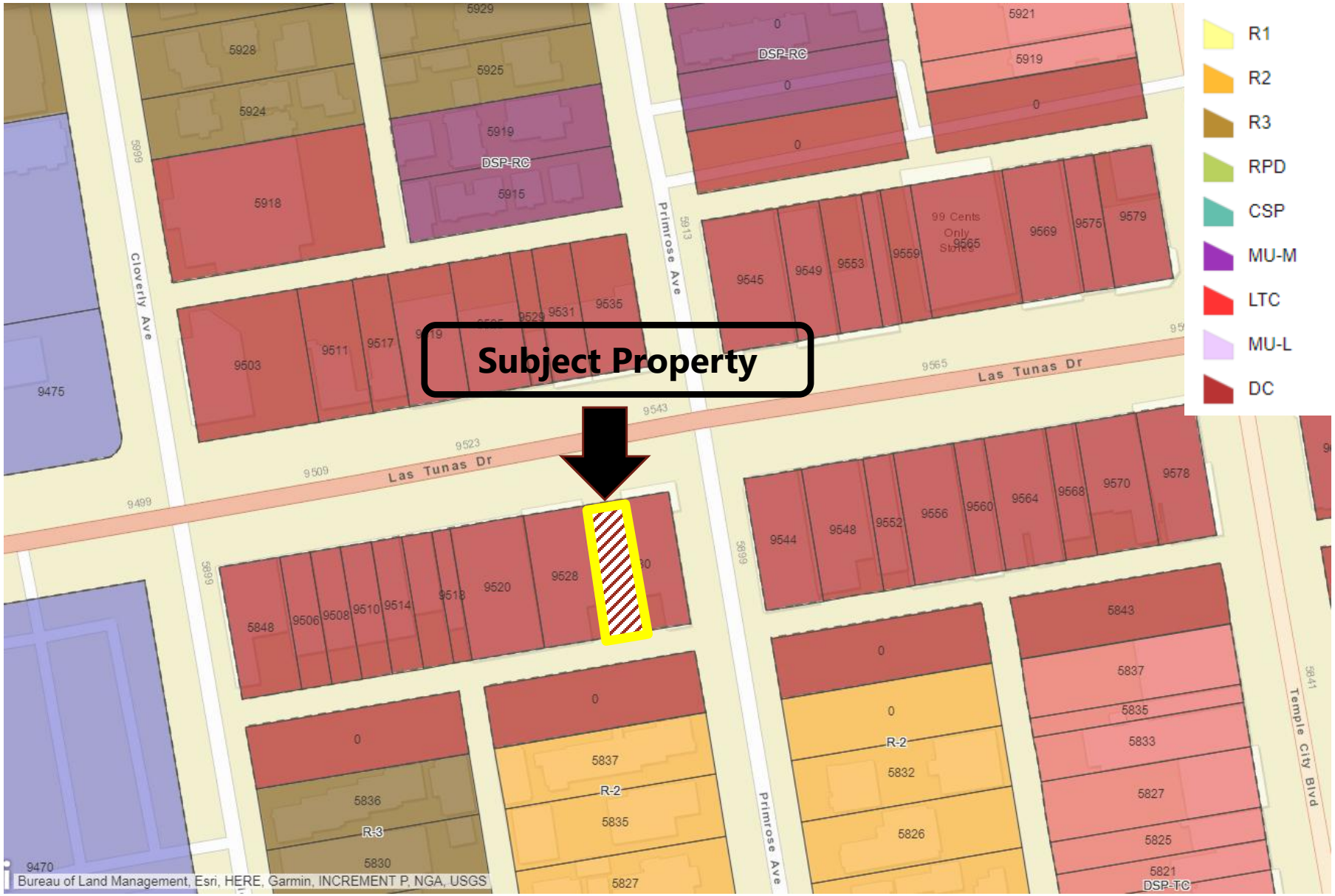
Required Findings

- Use **complies with zoning requirements**
- Use **aligns with General Plan**/Specific Plan
- Location, size, design, operations **compatible with nearby land uses**
- **Adequate access** for vehicles/bicycles/pedestrians and well-served by public facilities/services
- **Will not harm** nearby property/improvements/City's general welfare

Issues and Analysis

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

Zoning


Subject Property
R1
R2
R3
RPD
CSP
MU-M
LTC
MU-L
DC
Las Tunas Dr
Cloverly Ave
Primrose Ave
Temple City Blvd
DSP-RC
DSP-TC
R-2
R-3
99 Cents Only Stores
Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Site Overview

- **Existing tenant**: Dance studio at 9534–9536 Las Tunas
- Dance Studio **downsizing** to corner unit (9536)
- Lagree Studio will be in 1,500 SF unit (9534)

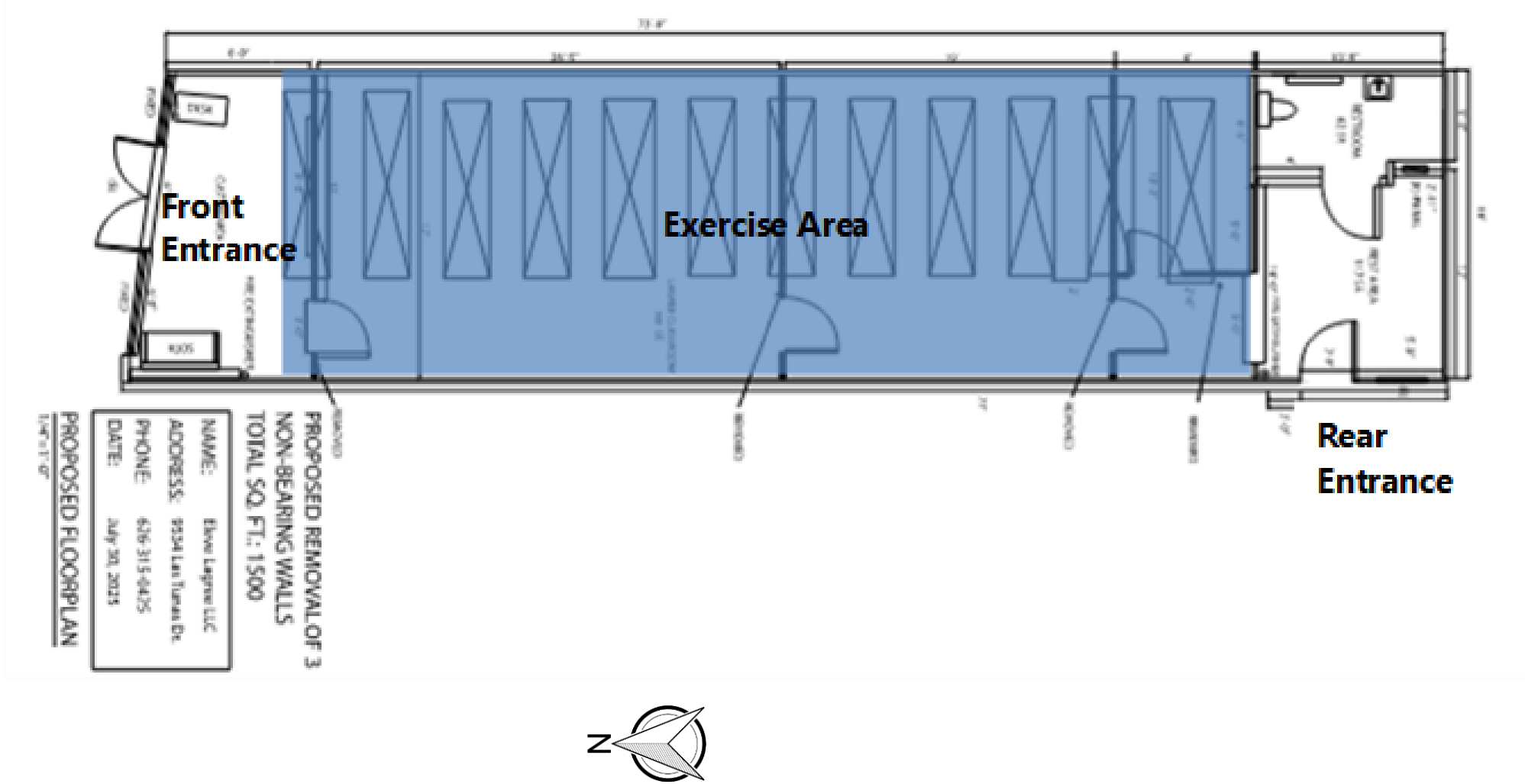
Aerial



Street View



Business Floor Plan



Potential Noise Concerns

- Quieter than traditional gyms
- No loud music or heavy weights
- Appointments only
- Quieter than previous dance studio

Noise Conditions of Approval

- **Condition 1:** Limit hours – 6:00 a.m.–10:00 p.m. daily
- **Condition 2:** Max 12 clients and 4 employees
- **Condition 3:** Rear door closed during class sessions
- **Condition 4:** No customers loitering outside

Parking and Traffic

- Fitness studio: **5 spaces required** (1/333 sq. ft.)
- Dance studio: **11 spaces required**
- **Total combined**: 16 spaces required
- Previous Dance studio required 18 spaces

Parking and Traffic

- Uses public parking; no on-site parking
- **Change of Use**": new use has *same or lesser parking requirement* than previous use, no additional parking required.
- No Parking study required due to "change of use" rule

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Traffic and Circulation

- Public lot supports **two-way traffic flow** with driveways at both ends
- **Minimal traffic impact** – clients arrive in staggered time slots
- Max 12 patrons per class, **by appointment only**

Recommendation

- Adopt the attached Resolution finding that the project is exempt from CEQA and approve File PL 25-5108 subject to the proposed conditions of approval.

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