File: PL 25-5243
9627 1/2 Las Tunas Drive
Conditional Use Permit
Yoga Studio

Planning Commission Meeting

March 10, 2026

Request

- CUP to operate a yoga studio
- **Hours of operation**: daily; 9:00 a.m. to 7:00 p.m.
- Tenant space: 1,145 SF
- Previously hair salon
- Instructor-led
- 4 students per session

Yoga Studio Classes



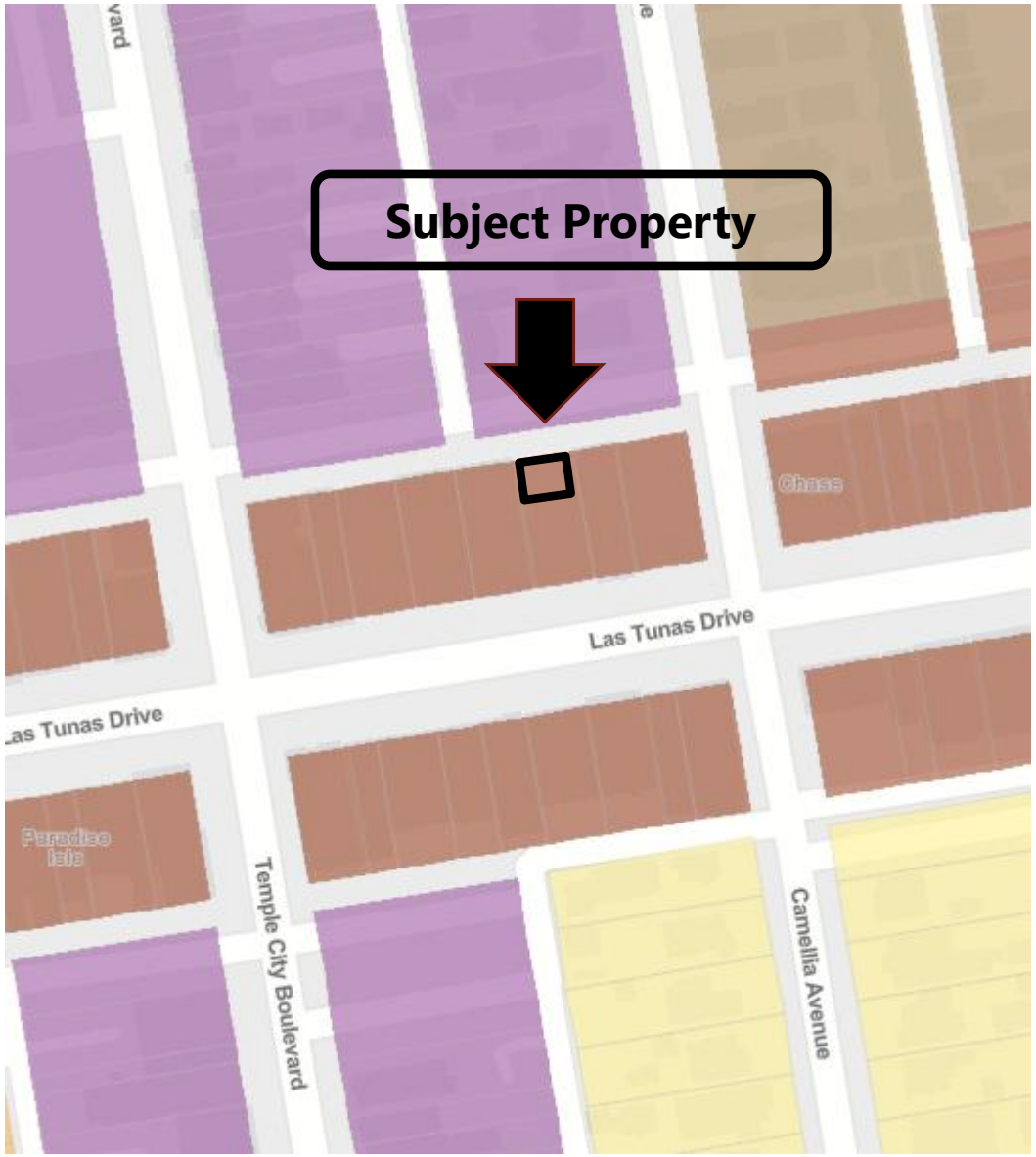
Required Findings

- Use **complies with zoning requirements**
- Use **aligns with General 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



- R1
- R2
- R3
- RPD
- CSP
- MU-L
- MU-M
- LTC
- DC
- NC
- I
- OS
- Water

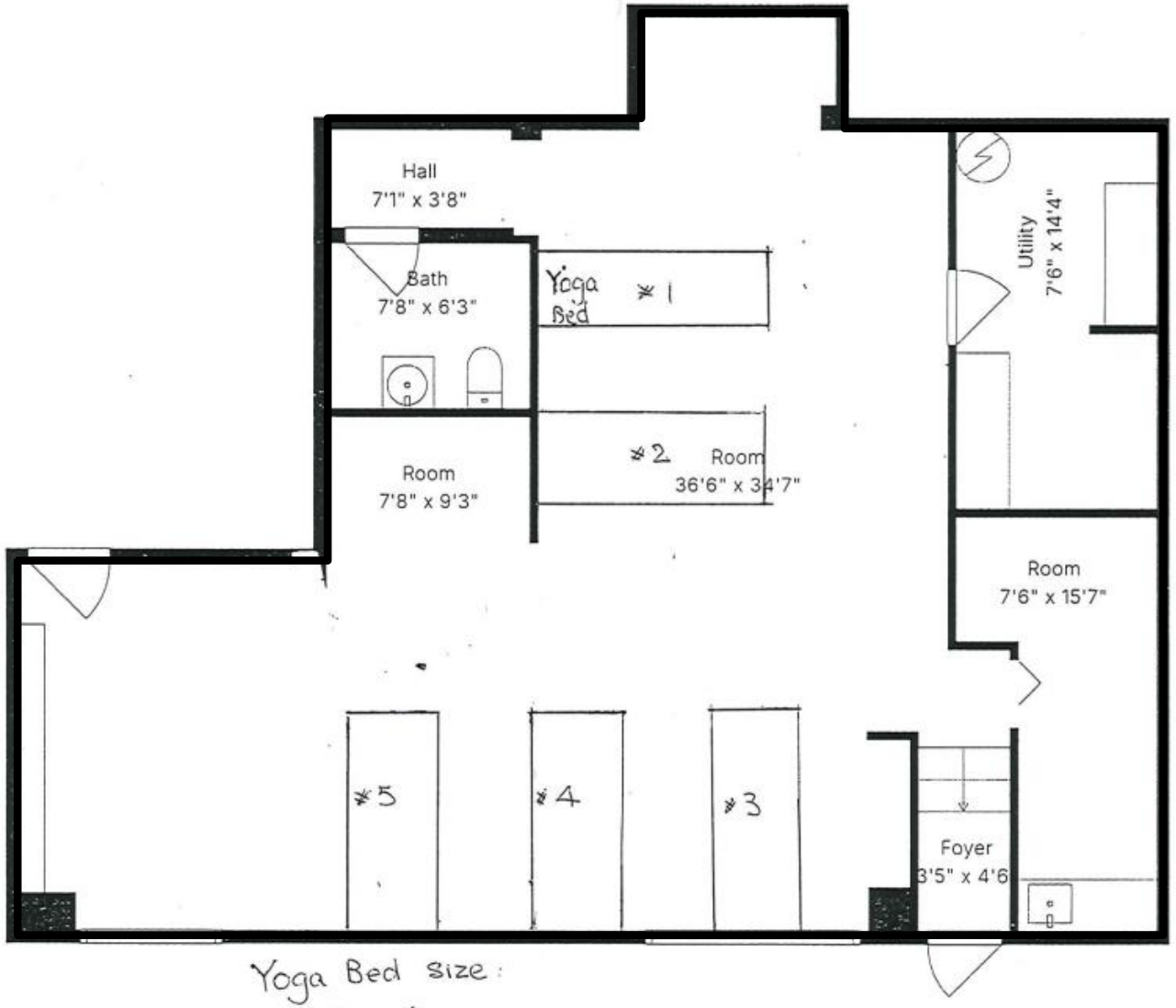
Aerial


Proposed Business
Temple City Blvd.
Las Tunas Dr.
Camellia Ave.

Street View



Business Floor Plan





Potential Noise Concerns

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

Noise Conditions of Approval

- **Condition 1:** Limit hours – 9:00 a.m.–7:00 p.m. daily
- **Condition 2:** Max 4 students at a time
- **Condition 3:** Rear door closed during class sessions
- **Condition 4:** No customers loitering outside

Parking and Traffic

- Yoga Studio: **3 spaces required** (1/333 sq. ft.)
- Hair Salon: **same parking requirement**

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

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 4 patrons per class, **by appointment only**

Recommendation

- Adopt the attached Resolution finding that the project is exempt from CEQA and approve File PL 25-5243 subject to the proposed conditions of approval.

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