AGENDA ITEM 6A

PL25-5222

CUP TO ESTABLISH A TRAINING PROGRAM AT AN EXISTING DENTAL OFFICE

APRIL 28, 2026

TEMPLE CITY

Request

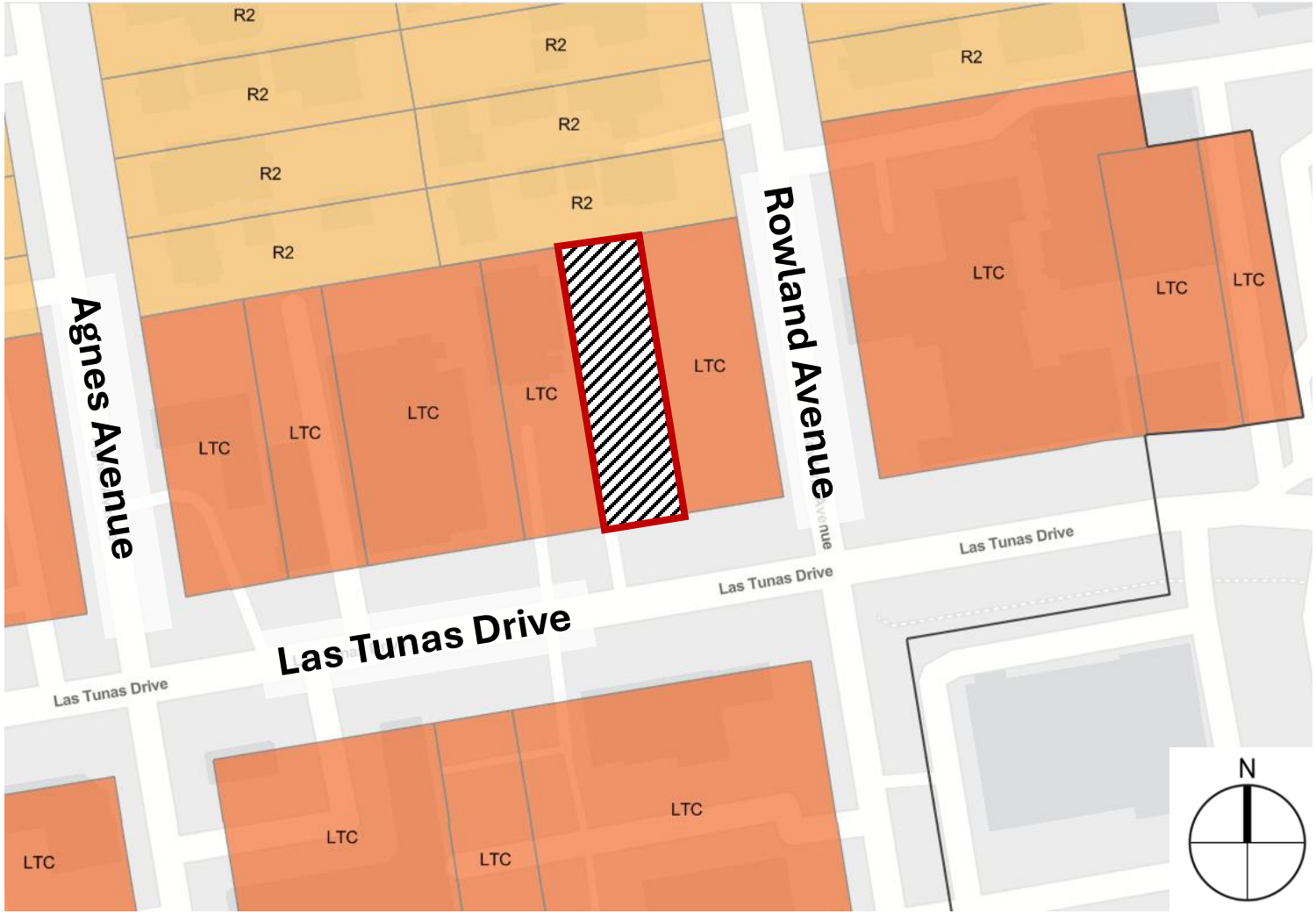
- CUP for a “education – business, trade, vocational school” & more than 1 business
- Dental assistant training program
- Saturdays from 8 a.m. - 5 p.m.
- 2 instructors & 12 students
- 2,114 s.f. building
- Dentist office open Monday - Thursday

TEMPLE CITY

Issues & Analysis

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

Zoning



Zoning

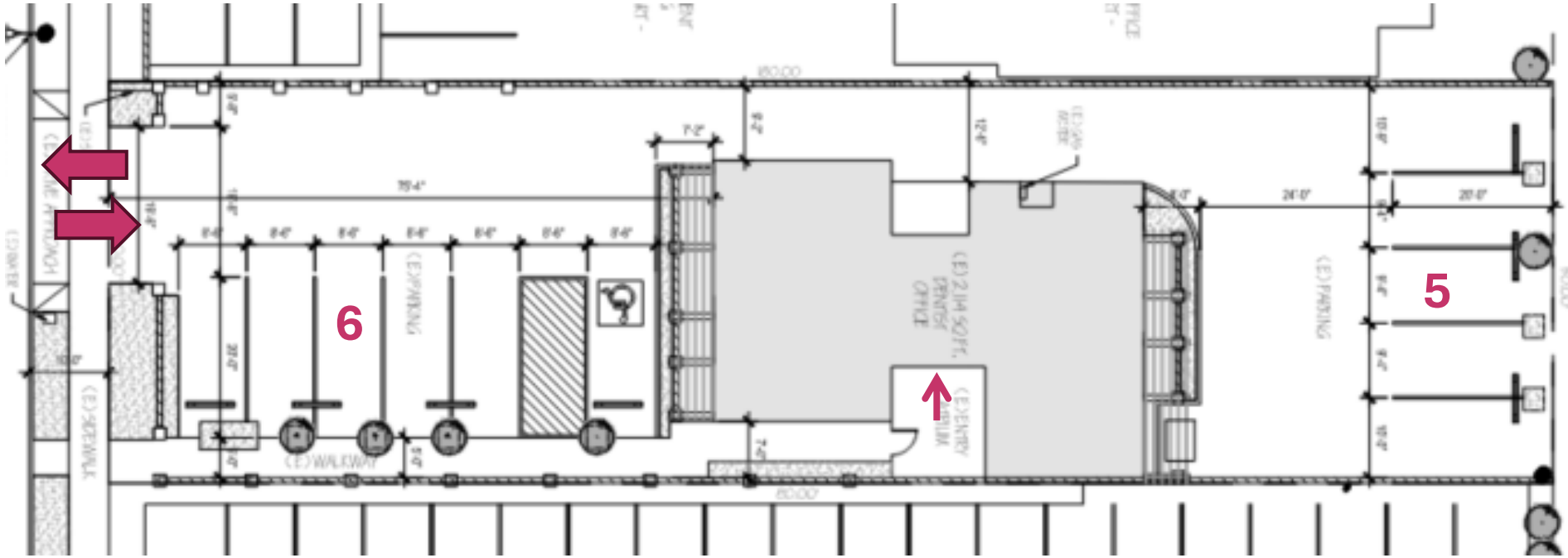
- R1, SFD up to 6 du/ac
- R2, SFD/MFD up to 12 du/ac
- R3, SFD/MFD up to 18 du/ac
- RPD, Residential Planned Development
- CSP, Crossroads Specific Plan
- MU-L, Mixed Use Low
- MU-M - Mixed Use Medium
- LTC, Las Tunas Commercial
- DC, Downtown Core
- NC, Neighborhood Commercial
- I, Industrial
- OS, Open Space
- Water

TEMPLE CITY

Aerial


5919
5920
9953
Rowland Avenue
Rowland Ave
9933
9929
9925
9917
9909
9901
Las Tunas Drive
N

Site Plan

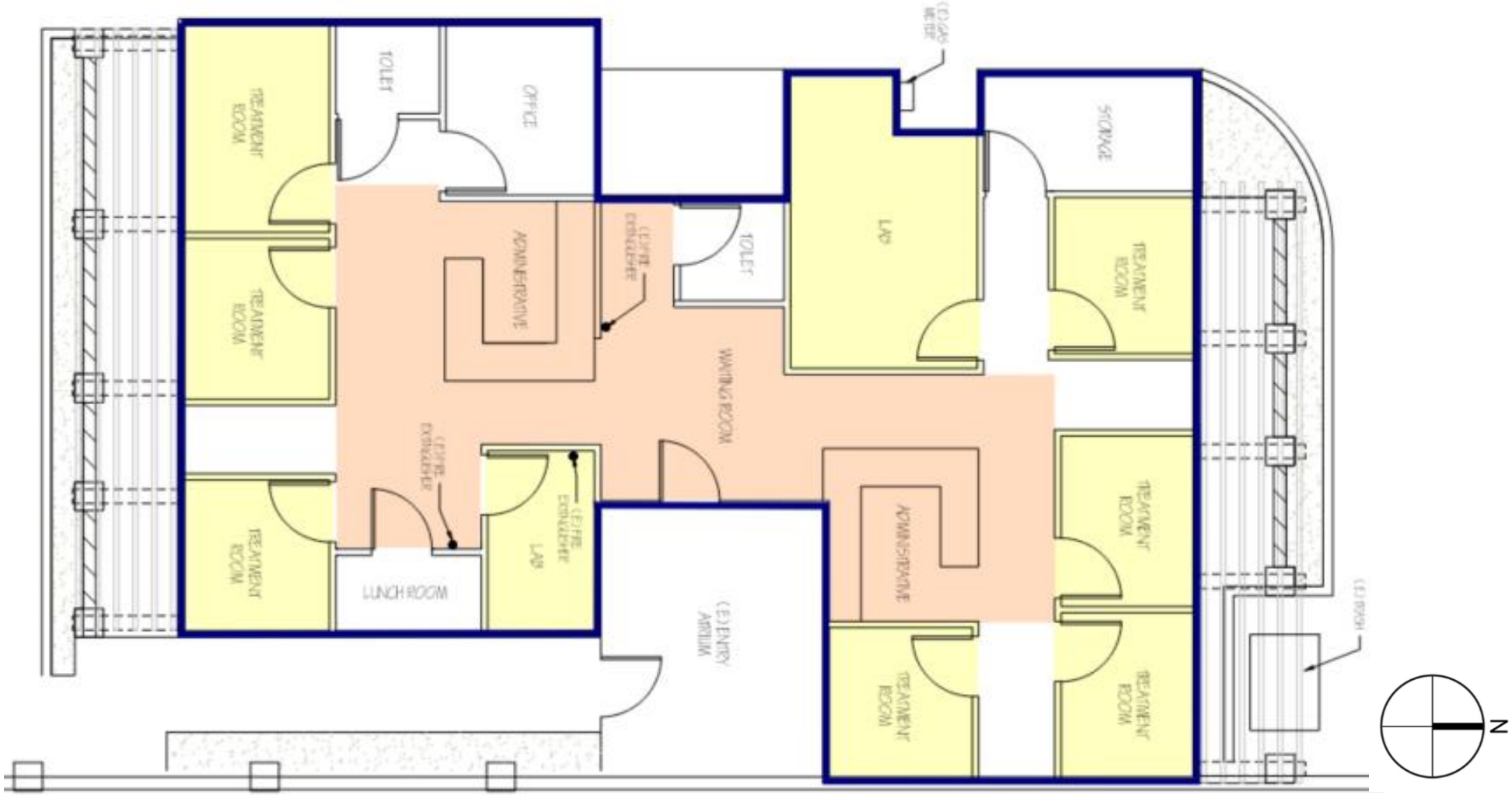


Street Frontage



Floor Plan

LAS TUNAS DRIVE



= LECTURE AREAS

= HANDS-ON TEACHING

TEMPLE CITY

Land Use Conditions

- **Condition 1:** limited to Saturdays 8 a.m. – 6 p.m. Director can approve minor changes to schedule, but significant changes require Planning Commission approval
- **Condition 2:** max. of 2 instructors & 12 students

Traffic and Parking

- Requires 1 per 285 s.f. (7 spaces) & 2 loading spaces
- 11 parking spaces existing
- 6 on Las Tunas Drive & 15 on Rowland Avenue

Noise Conditions

- **Condition 3:** Rear doors & windows closed during classes
- **Condition 4:** No loitering in the rear parking lot

Required Findings

- Complies with zoning requirements
- Aligns with General Plan
- Compatible with nearby land uses
- Provides adequate access
- Well-served by public facilities/services
- Not detrimental to neighborhood or general welfare

Recommendation

Adopt a resolution finding that the project is exempt from CEQA and approving File PL25-5222

DISCUSSION