

File PL 21-2818
9570 Las Tunas Drive
Conditional Use Permit for a
Tutoring Business

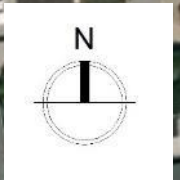
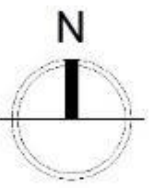
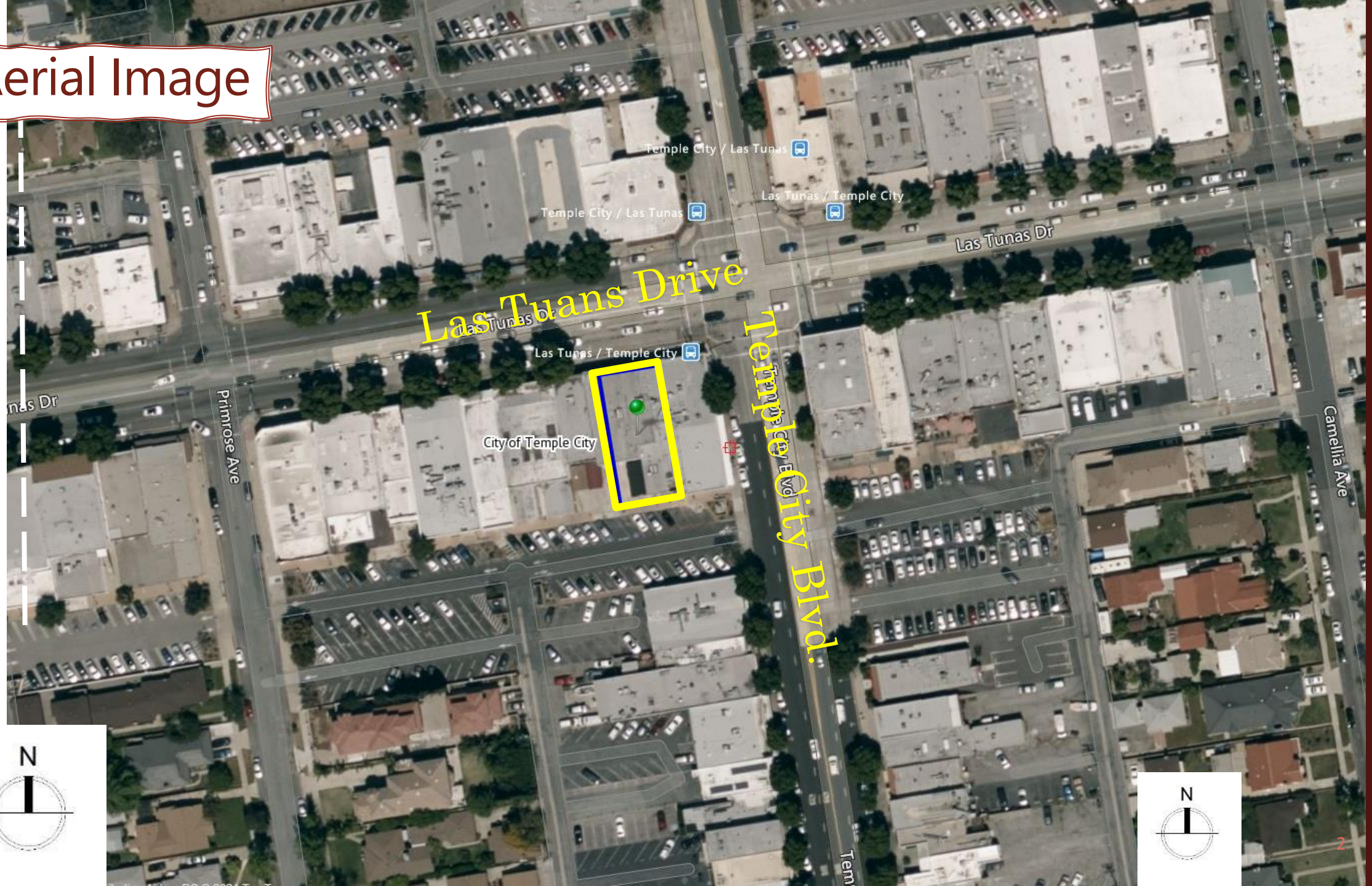


TEMPLE
CITY

Planning Commission Meeting

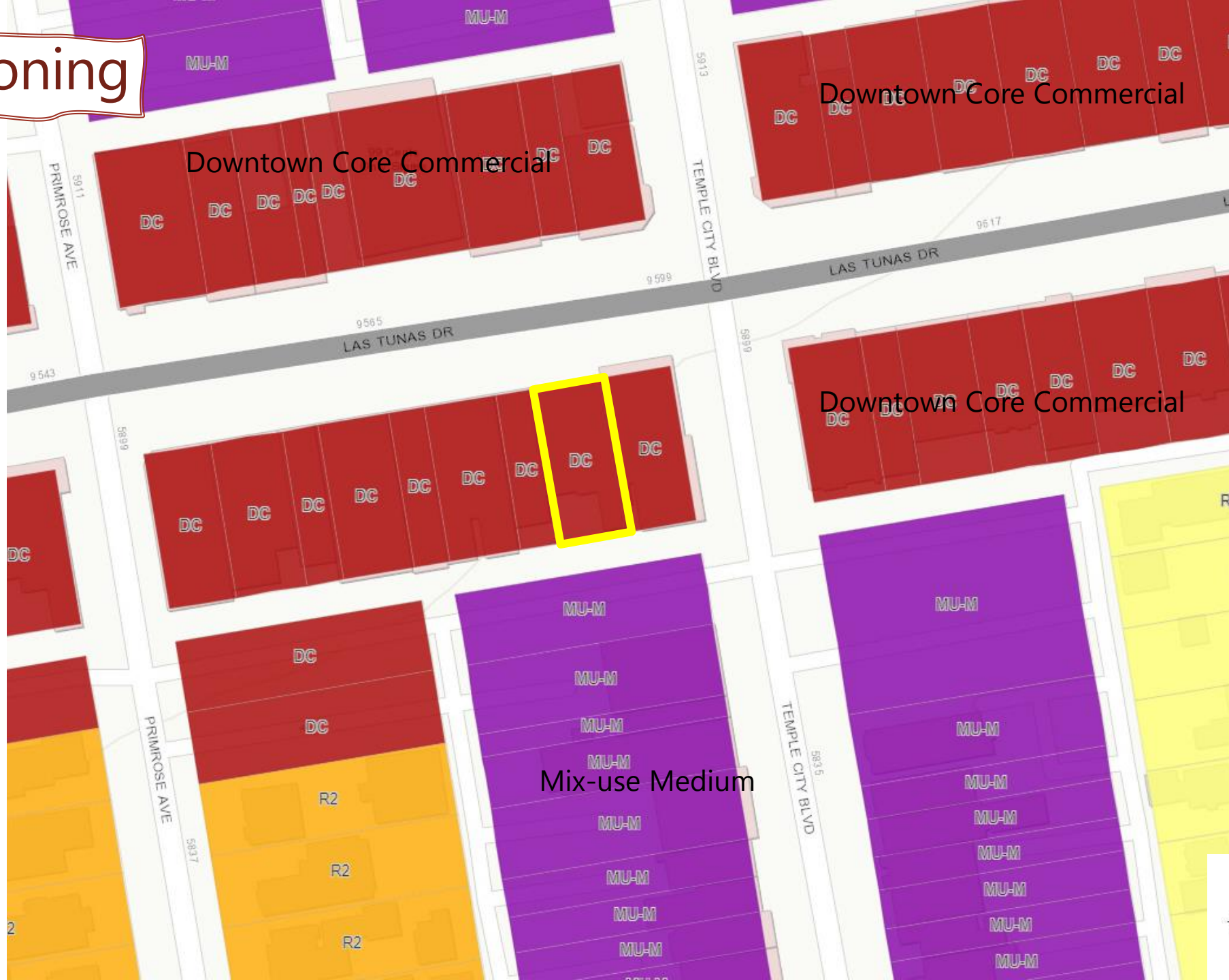
June 22, 2021

Aerial Image



Area Zoning

- R1
- R2
- R3
- RPD
- CSP
- MU-M
- LTC
- MU-L
- DC

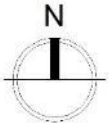


Downtown Core Commercial

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Mix-use Medium



Street View

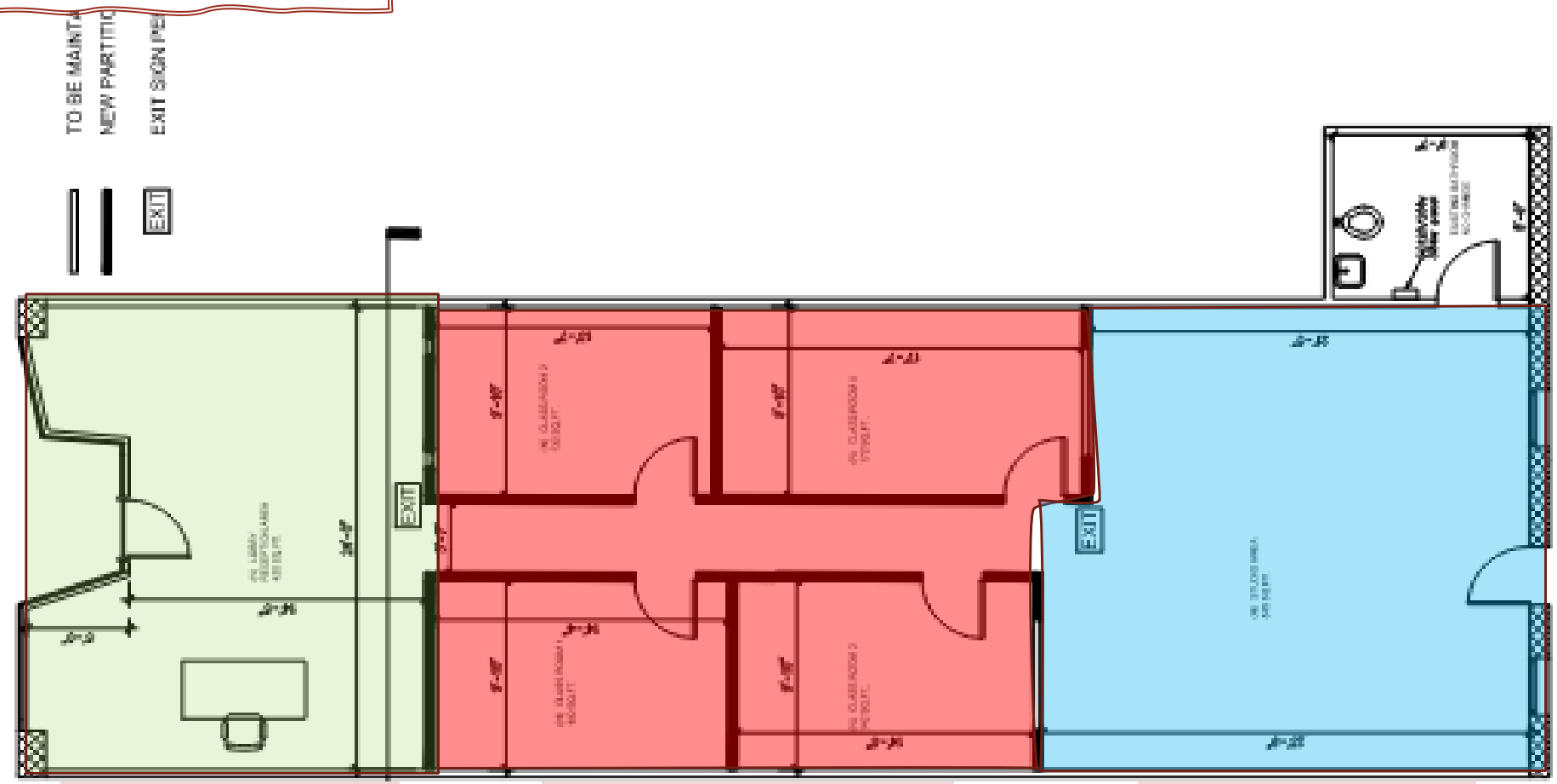


Project Information

- 1,800 square-foot math tutoring business
- Maximum 20 students and two employees
- Operating hours:
 - Monday through Friday from 3:00 p.m. to 7:00 p.m.
 - Saturday from 10:00 a.m. to 4:00 p.m.

Proposed Floor Plan

4 INTERIOR ELEVATION PLAN
A-2 SCALE: 3/8" = 1'-0"



Reception Area

Smaller Classrooms

Large Classroom

TO BE MAINTAINED
TO BE DEMOLISHED

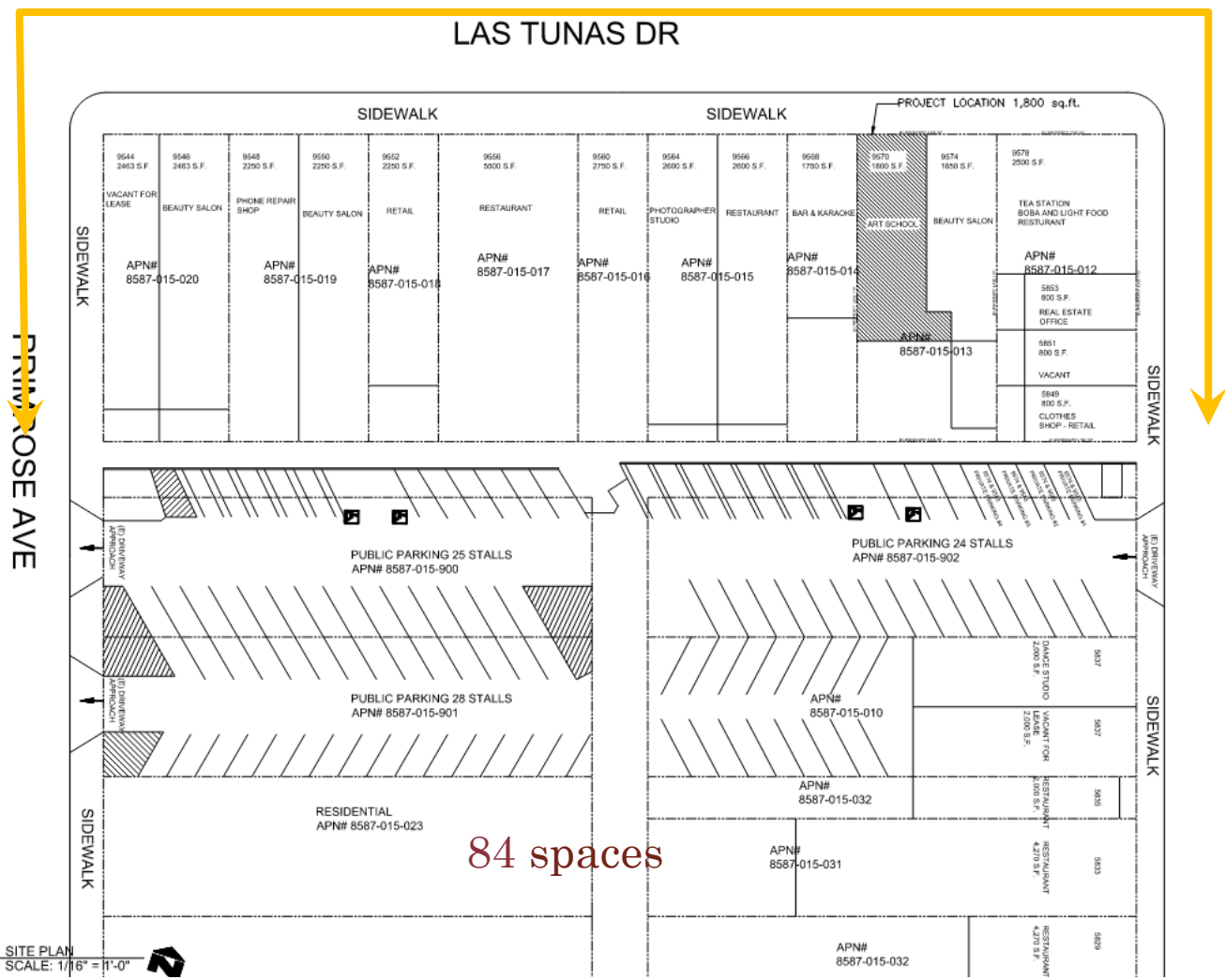
2 PROPOSED ELEVATION PLAN
A-2 SCALE: 3/8" = 1'-0"

Analysis

- Land use compatibility--permitted use via CUP
- Traffic and parking--parking study
- Noise--minimal

Parking Study

35 on-street spaces



84 spaces

- Field observation and adjustment:
- 30 Min. count
 - Parking lot half empty due to the pandemic
 - Adjusted based on the Zoning Code standards

Project Specific Conditions

- Hours of operation, number of students, and required indoor operation to limit the impact (condition 1 & 2)
- Drop off and pick up to be in the parking lot. Students to be escorted to the entrance (condition 3)
- Traffic management plan (condition 4)- e.g., staggered classes and/or staff managing pick up activities
- Signs to be approved (condition 5)

Recommendation

Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-2818, subject to the recommended conditions of approval.

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