

File: PL20-2404  
Conditional Use Permit  
5925 Temple City Boulevard  
Tutoring Center



June 23, 2020

Planning Commission Meeting

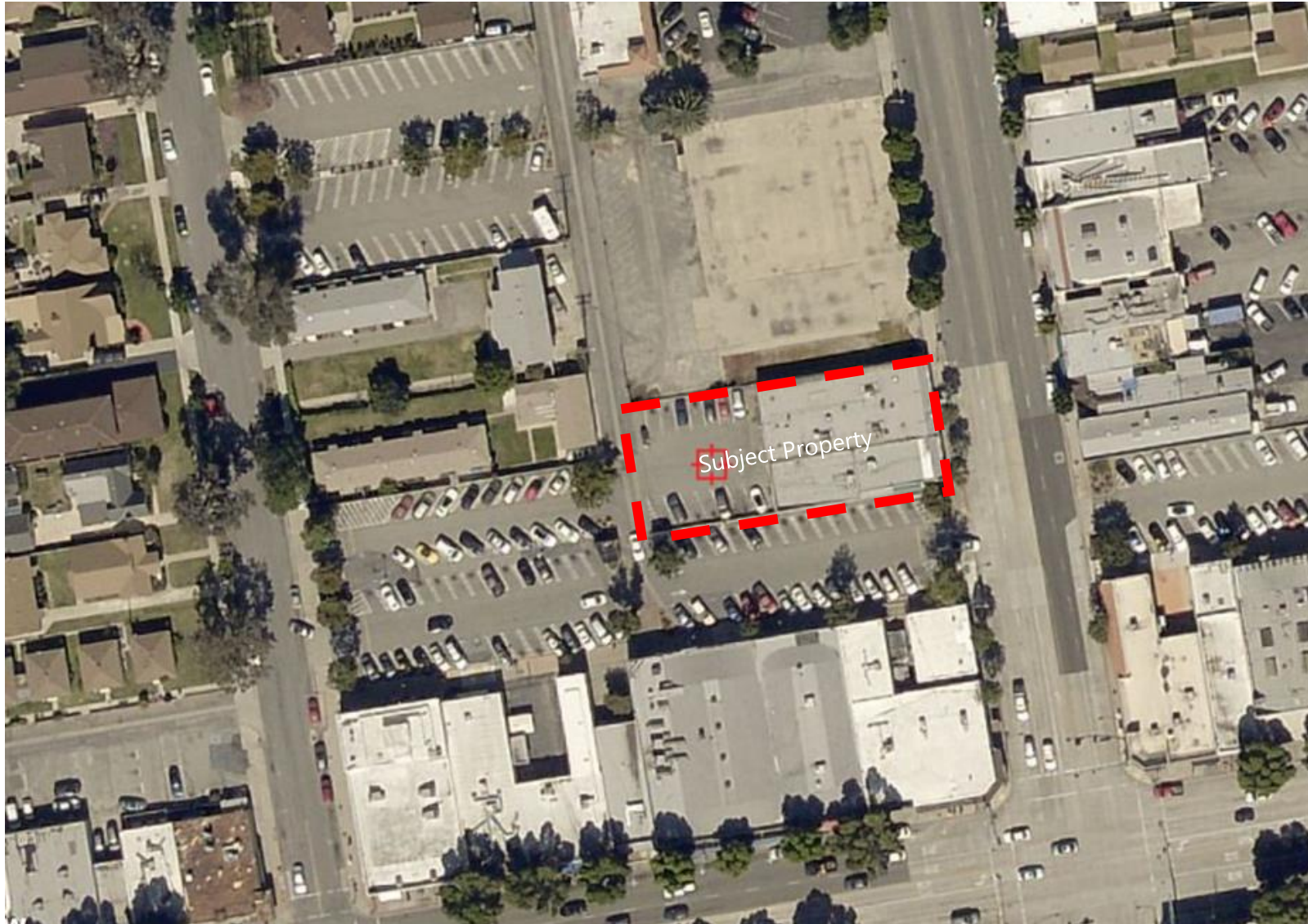
# Project Description

- Proposed Use: Tutoring Center
- Hours: Monday-Friday, 3:00 P.M.-6:00 P.M
- 20 students; 2 employees.
- Previous Use: tutoring center operating without CUP.

# Required Findings

1. Comply with zoning code.
2. Consistent with general plan and specific plan.
3. Compatible with near-by land uses.
4. Adequate/appropriate access to, from, and within site.
5. Not detrimental to property or improvements in the neighborhood or general welfare of city.

# 4 Current Conditions

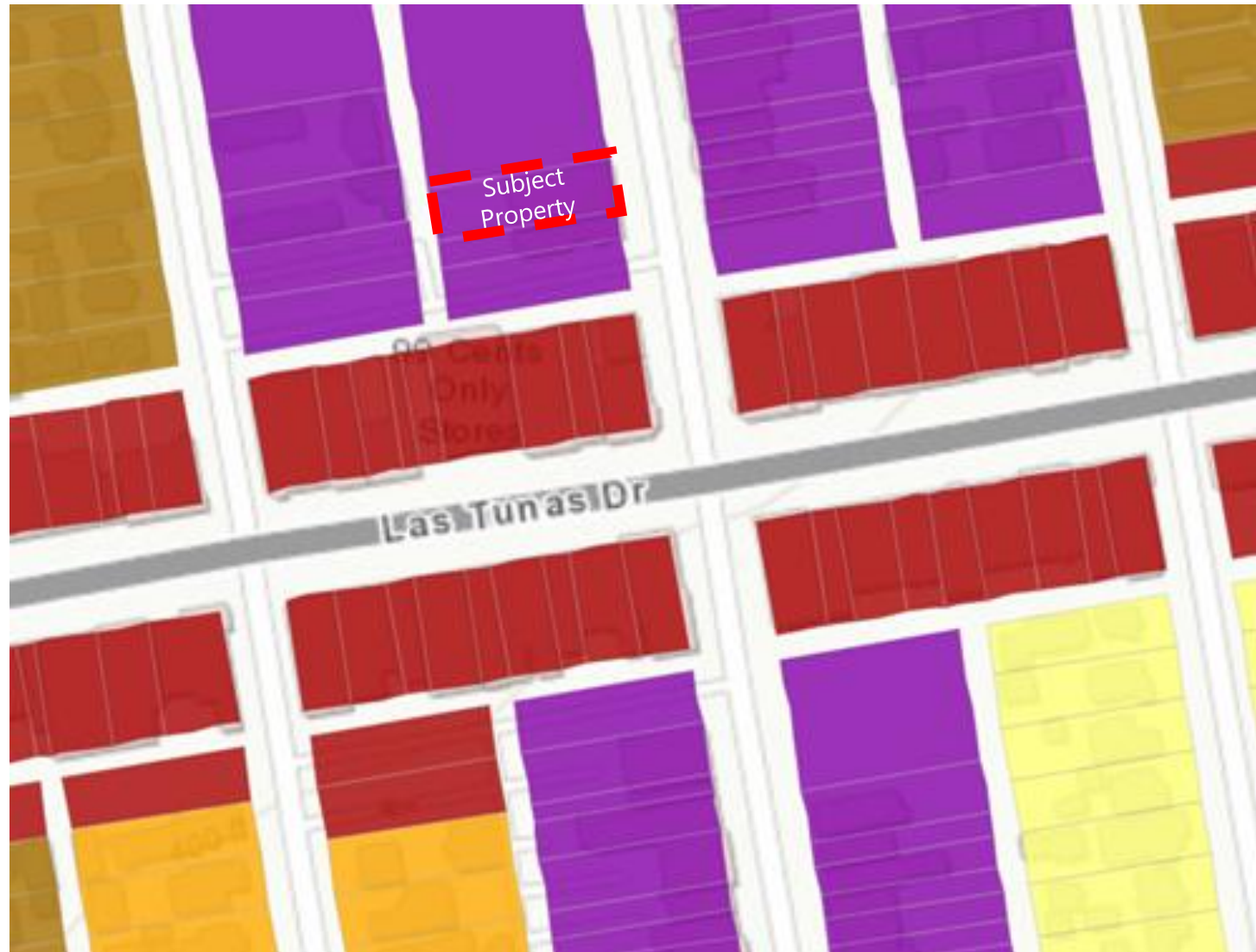


Adjacent businesses:  
Bar, music school, restaurant, bank, various commercial.

# ZONING

## MU-M

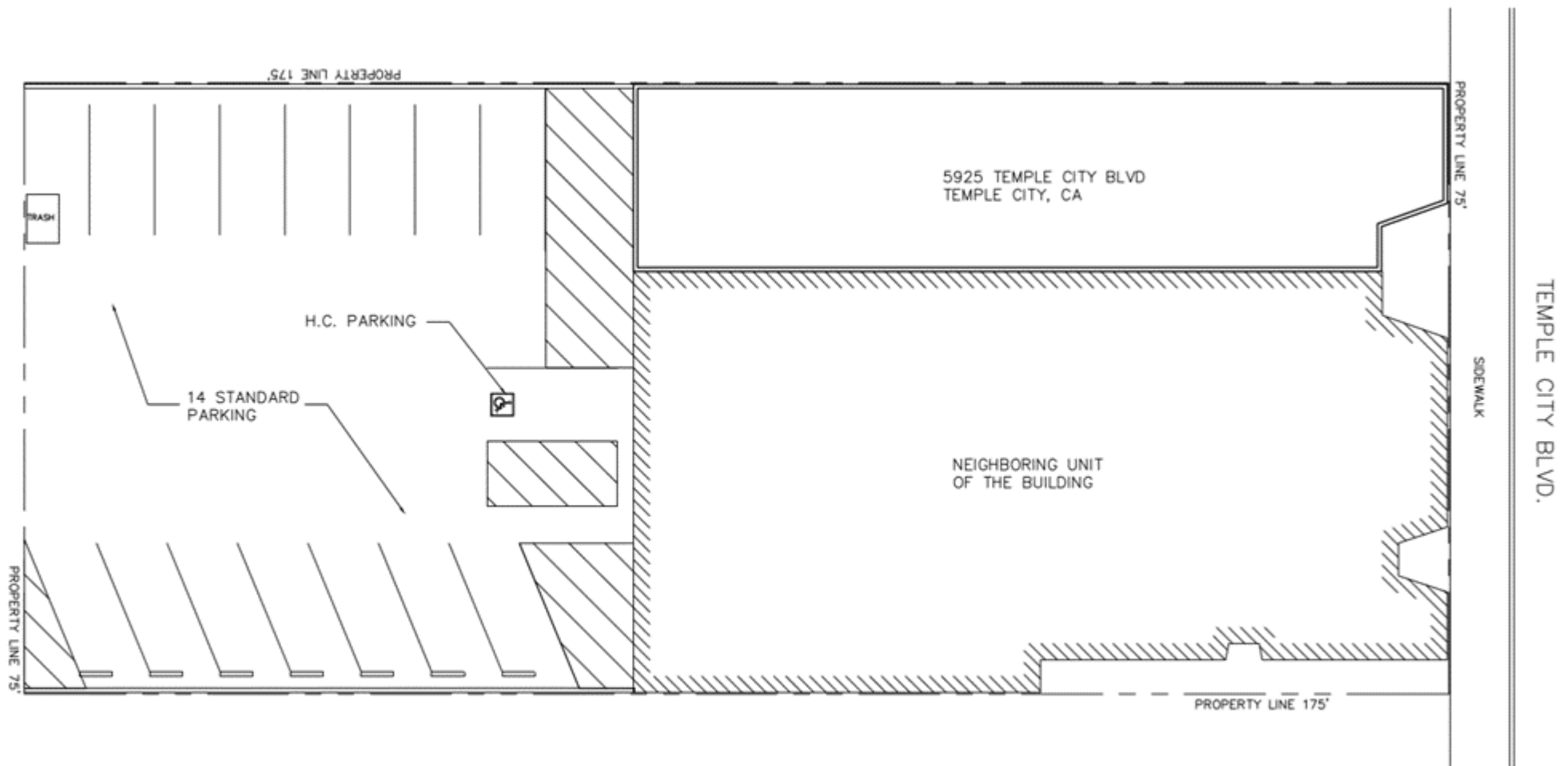
Mixed Use-  
Medium



# Existing Building

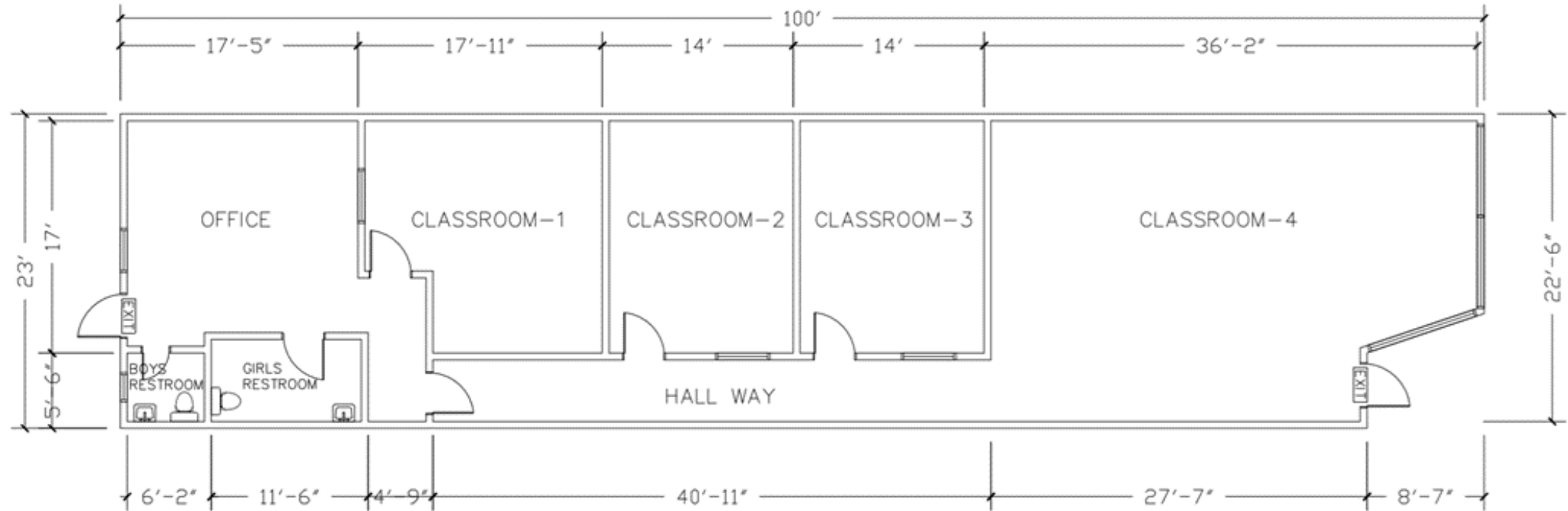


# Site Plan



Shared parking: 14 spaces (for 3 units)

# Floor Plan



Unit Size: 2,155 S.F.



# Analysis

- Land Use Compatibility
- Traffic and Parking
- Noise

# Land Use and Compatibility

- Zoning is Mixed use-medium.
- Surrounded by commercial/retail uses.
- Nearest residential: 290 ft. away (Primrose).
- Parking can support the business.
- Noise will be addressed through conditions of approval.

## Traffic and Parking

- Parking standard: 1 space per 250 S.F. of floor area.
- Required: **8.6 spaces**
- Shared parking lot: **14 spaces**
- Additional spaces in adjacent public lots.
- Parking study infeasible due to Covid-19 shutdown.
- Staff reviewed Downtown Parking Study (2019).

# Public Parking



### LEGEND

#### On-Street

- 1 Hr
- 2 Hr
- No Restrictions

#### Off-Street

- 2 Hour
- All Day
- City Hall Employee Parking
- Private Lot

## Parking Spot Supply

Las Tunas Lots: 57 spaces  
 Primrose Lot: 59 spaces  
 On-street (TC Blvd): 6 spaces



# Peak Parking Demand



## LEGEND

- 0-50%
- 50-70%
- 70-85%
- >85%
- ###/### Occupancy/  
Parking Supply

Weekday Peak Parking: 2-3 p.m.

## Traffic and Parking (continued)

- Peak parking is 1-hour before tutoring business will open.
- Most vehicles remained in lot for less than 1-hour.

## Traffic and Parking (continued)

- Business will have negligible effect on parking demand.
- Parking Study occurred while unit occupied by similar use.
- Excess parking in Primrose lot and on-street.
- Parents drop off/pick up children (short-term parking)
- Students below driving-age.
- Longer-term parking for 2 staff members.
- **Condition of Approval:** CDD director can require applicant to prepare parking study if necessary.

## Traffic and Parking (continued)

- **Condition of approval:** prohibit drop-off/ pick-up on Temple City Boulevard.
- Drop-off/pick-up in parking lot behind business.
- Parents must escort children to building.
- **Condition of approval:** Max 2 employees and 20 students.



# Noise

- Need to minimize noise spilling over to adjacent residential properties.
- **Condition of Approval:** last class will end at 6:00 p.m.
- **Condition of Approval:** Business activities must occur inside building.

## RECOMMENDATION

Adopt Resolution finding project is exempt from CEQA and approve File PL 20-2404 subject to conditions of approval.

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