CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday June 23, 2020, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

- **Call to Order**

  Chair Lee called the Planning Commission Regular Meeting to order at 7:30 p.m. telephonically using the GoToMeeting application.

- **Roll Call:**

  - PRESENT: Cordes, Guan, O'Leary, Vice-Chair Haddad, Chair Lee
  - ABSENT:
  - ALSO PRESENT: Interim Community Development Director Reimers, City Attorney Thuyen, Management Analyst Coyne and Planning Secretary Scott.

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of June 9, 2020.

Commissioner O'Leary made a motion to approve the minutes of June 9, 2020, listed on the Consent Calendar. Seconded by Vice-Chair Haddad and approved unanimously by the following votes:

AYES:	Commissioner – Cordes, Guan, O'Leary, Vice-Chair Haddad, Chair Lee
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

2. **PL 20-2347** A conditional use permit for the establishment of a tutoring business.

   Address: 9631 Las Tunas Drive

   Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 20-2347 subject to the recommended conditions of approval.

   Project Planner: Andrew Coyne, Management Analyst
   acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Commissioner Cordes asked if there will be access from the rear of the building.

Mr. Reimers said that there will be access from the rear of the building on the north side.

Commissioner Guan asked for clarification if the business is already operating.

Mr. Reimers said that the purpose of the CUP is to legalize a business that has already been operating.

Vice-Chair Haddad asked for the minimum age that they will be assisting and number of staff working with students.

Chair Lee asked about the hours of operation during the summer.

Staff suggested that the applicant answer these questions.

Chair Lee opened the public comments.

Joy Allado, applicant said that the minimum student level will be first grade. The hours of operation proposed will be from 3:00 p.m. to 7:00 p.m. After a year she would like to operate from 11:00 a.m. to 7:00 p.m.

Mr. Reimers said that if the applicant has a desire to increase the hours then the conditions of approval for the CUP should be modified now.

Chair Lee opened the public hearing. No one came forward to speak regarding the agenda item. Therefore, public comments were closed.

Vice-Chair Haddad made a motion to approve file PL 20-2347, adopt the resolution subject to the modified conditions of approval. Seconded by Commissioner Guan carried by the following roll call vote:

AYES: Commissioner – Cordes, Guan, O'Leary, Vice-Chair Haddad, Chair Lee

ABSTAIN: Commissioner – None
NOES: Commissioner – None
ABSENT: Commissioner – None

3. **PL 20-2404** A conditional use permit for the establishment of a tutoring business.

Address: 5925 Temple City Boulevard

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File 20-2404 subject to the recommended conditions of approval.

Project Planner: Andrew Coyne, Management Analyst
acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Commissioner O'Leary asked for clarification if the business has been operating since 2007. He also asked if they have a current license under their name or under the music school.

Mr. Coyne said that staff looked at the business license records and it shows that they have been operating since 2007 and at some point it came to staff's attention that they had expanded to a new tenant space.

Mr. Reimers said that at some point the business expanded and staff changed the address to have two addresses. He added that it was an error on staff's part and that is the reason why they applied for a CUP.

Commissioner Cordes asked for clarification on whether the business would be tutoring for academics or music.

Vice-Chair Haddad thanked the applicant for taking the effort to follow City regulations. He also asked about the number of staff working with students and the minimum grade level.

Chair Lee opened the public comments.

Fang Chin Li, applicant, stated that her business is associated with the music school. She also said that they have been operating for the last ten years. She was told by City staff that she needed to get a CUP if there will be two different businesses operating from the same location. The business will focus on helping students academically. She also added that the minimum grade will be first grade and the maximum will be sixth grade. There will be three faculty members assisting students. She would like to modify the hours for the summer to be from 11:00 a.m. to 7:00 p.m.

Chair Lee opened the public hearing. No one came forward to speak regarding the agenda item. Therefore, public comments were closed.

Commissioner Cordes made a motion to approve file PL 20-2404, adopt the resolution subject to the modified conditions of approval. Seconded by Commissioner Guan carried by the following roll call vote:

AYES:	Commissioner – Cordes, Guan, O'Leary, Vice-Chair Haddad, Chair Lee
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

FUTURE AGENDA ITEMS AND REPORTS:

4. Planning Manager's Report

Mr. Reimers, Interim Community Development Director, said that City Council met to review how they wanted to respond to the COVID-19 pandemic in terms of financial assistance. The City has $123,000 in funds from the Cares Act which is approved by Congress. In addition, the City Council will use CDBG funds for the next fiscal year to create a pool of $549,000. The funds will be combined to help residents and businesses. The City will be able to help 73 families and 30 businesses. They will need to be low -or moderate-income household.

5. Comments from Commissioners

Commissioner Cordes – Wished everyone a happy Fourth of July.
Commissioner Guan – Questioned how many people have applied for the grant.
Commissioner O'Leary – Asked if everyone went to the beauty parlor.
Vice-Chair Haddad – Wished everyone a happy Fourth of July.
Chair Lee – No comments.

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 8:40 p.m.

Chair

Sandra Scott
Secretary