CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday October 13, 2020, 7:30 P.M.
Via Teleconference
www.templecity.us

OPENING MATTERS:

- **Call to Order**

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

- **Roll Call:**

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

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of September 8, 2020.

Vice-Chair Cordes made a motion to approve the minutes of September 8, 2020, listed on the Consent Calendar. Seconded by Commissioner O'Leary and approved by the following votes:

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

PUBLIC HEARING ITEMS:

2. PL 20-2482 A request for a site plan review and a conditional use permit to improve the convenience store on the subject site. The applicant is proposing to expand the size of the building by 55 square feet, improve the façade, and sell beer and wine.

Address: 5329 Baldwin Avenue

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 20-2482 subject to the proposed recommended conditions of approval.

Project Planner: Hesty Liu
hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Chair Haddad opened the public comments.

Sergey Vershinin, applicant agreed with all the conditions of approval.

Commissioner O'Leary moved to close the public comments. The motion was seconded by Vice-Chair Cordes.

Commissioner Lee asked for clarification on the hours of operation for the convenience store.

Mrs. Liu stated that it will be open from 6:00 a.m. to 10:00 p.m., and limits the time of selling beer and wine to after 12:00 p.m.

Commissioner Lee asked about restricting the hours of operation for the convenience store.

Mr. Reimers stated that it will closed at an earlier time, because of the proximity to single-family residences.

Commissioner Guan asked for clarification on the repair shop.

Mrs. Liu said that the auto repair shop is being converted to a convenience store.

Vice-Chair Cordes made a motion to adopt a resolution approving file PL 20-2482, subject to the conditions of approval. Seconded by Commissioner Guan carried by the following roll call vote:

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

3. PL 20-2522 A conditional use permit for the establishment of a tutoring business.

Address: 9953 Las Tunas Drive

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File 20-2522 subject to the recommended conditions of approval.

Project Planner: Andrew Coyne
acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Commissioner Lee expressed a concern about kids running into the street.

Mr. Coyne said that there is a gate and it will be locked.

Chair Haddad opened the public comments.

Sarah Wang, applicant, agreed with all the conditions of approval.

Commissioner Lee moved to close the public comments. The motion was seconded by Vice-Chair Cordes.

Commissioner Lee expressed his concern for the safety of the kids.

Ms. Wang stated that the gates will be locked on the Las Tunas Drive side of the property. The students will enter through the parking lot on Rowland.

Commissioner Guan asked if the students will be coming from surrounding cities.

Ms. Wang stated that they will also have students from Arcadia School District.

Commissioner O'Leary made a motion to approve file PL 20-2522, adopt the resolution subject to conditions of approval. Seconded by Commissioner Guan carried by the following roll call vote:

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

4. PL 19-2017 A request for a tentative tract map and a major site plan review to construct five detached condominium units.

Address: 5134 Sereno Drive

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 19-2017 subject to the proposed recommended conditions of approval.

Project Planner: Andrew Coyne
acoyne@templecity.us

Mr. Coyne gave a brief presentation.

Vice-Chair Cordes asked for clarification about the requirement to have the utilities underground.

Mr. Coyne said that it is a standard condition for these types of projects.

Commissioner Lee asked whether the cost of putting the utilities underground is taken into account by the developer.

Mr. Coyne said that the applicant could best answer that question.

Commissioner Guan asked for clarification about the underground utilities and the required setback for the trash enclosure.

Mr. Coyne mentioned that the current zoning code requires a two-foot setback, however the previous zoning code, which was in force when this project was submitted, does not require a setback. For this reason, staff supports the applicant's request to modify the condition of approval to allow a roof covering over the trash enclosure in lieu of a setback.

Commissioner O'Leary asked if the roof cover for the trash enclosure will encroach into the neighboring property.

Chair Haddad opened the public comments.

Kamen Lai, designer, agreed with all the conditions of approval.

Commissioner Lee moved to close the public comments. The motion was seconded by Vice-Chair Cordes.

Commissioner Lee asked about the cost of undergrounding the utilities.

Mr. Lai stated that it will cost more.

Commissioner Lee made a motion to approve file PL 20-2017, adopt the resolution subject to revised conditions of approval. Seconded by Commissioner Guan carried by the following roll call vote:

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

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

FUTURE AGENDA ITEMS AND REPORTS:

5. Planning Manager's Report

Mr. Reimers stated that the Series A Code Amendments went to City Council on October 6, 2020. The second reading is scheduled for October 20, 2020. A Municipal Code Amendment dealing with swimming pool maintenance and vector control will also go to City Council at the next meeting. In Addition, the City will be contracting with Lisa Wise Consulting to help prepare the Housing Element Update, which is due next fall. The City will be appealing the Regional Housing Needs Assessment (RHNA) allocation for the upcoming cycle.

6. Comments from Commissioners

Vice-Chair Cordes – Wished everyone to stay safe
Commissioner Guan – Commented on the (RHNA) report.
Commissioner O'Leary – Commented on the (RHNA) report.
Chair Haddad – Encouraged everyone to vote and stay safe.
Commissioner Lee – Asked if the rental assistance forms can be translated in different languages. He also announced that the Chamber of Commerce will be having a virtual gala and encouraged residents to support.

ADJOURNMENT:

7. The Planning Commission Meeting was adjourned at 8:54 p.m.

Chair

Secretary