CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday May 11, 2021, 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 7:32 p.m. telephonically using the GoToMeeting application.

- **Roll Call:**

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

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of April 27, 2021.

Commissioner Guan made a motion to approve the minutes of April 27, 2021, listed on the Consent Calendar. Seconded by Vice-Chair Cordes and approved by the following votes:

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

PUBLIC HEARING ITEMS:

2. PL 20-2728 A request for a minor site plan review and zone variance for an addition to an existing single-family dwelling. The application requires the following zone variances: 1) allow a side yard setback of 3 feet, 6 inches and 4 feet, instead of the required 5 feet, and 2) allow an addition to a single-family house without providing the required off-street parking.

Address: 9036 Acaso Drive

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 20-2601 subject to the proposed conditions of approval.

Project Planner: Adam Gulick
agulick@templecity.us

Associate Planner Gulick gave a brief presentation.

Chair Haddad opened the public comment.

Karen Versace, property owner agreed with all conditions of approval.

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

Commission Guan asked for clarification for the off-street parking requirements for this application.

Associate Planner Gulick explained the off-street parking requirements.

Vice-Chair Cordes made a motion to adopt a resolution approving file PL 20-2728. Seconded by Commissioner Guan and 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 19-2088. A request for a tentative tract map and a major site plan review to construct six detached, condominium units

Address: 4910 & 4916 Encinita Avenue

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 19-2088 subject to the proposed conditions of approval.

Project Planner: Andrew Coyne
acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Chair Haddad opened the public comment.

Patrick Chiu, the owner's representative agreed with the conditions of approval.

Nancy Yee, owner, asked the Commission to keep the current parking design in conflict with proposed condition of approval 11.

Commissioner O'Leary moved to close the public comments. The motion was seconded by Commissioner Guan.

Commissioner Guan agreed with the owner's request to keep the current parking design.

Mr. Coyne stated that there will be adequate space for the Fire Department to have access.

The Commissioners made final comments.

Commissioner Lee made a motion to adopt a resolution approving file PL 19-2088, subject to the revised conditions of approval removing condition 11 recommended by staff. Seconded by Commissioner O'Leary and 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 21-2760. A request for a conditional use permit to establish a day spa in the Downtown Core (DC) commercial district that will offer facials, eyelash extensions, nails, and permanent makeup. The applicant is also requesting to teach permanent makeup classes, once a month, to a maximum of six students.

Address: 9514 Las Tunas Drive

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-2760 subject to the proposed conditions of approval.

Project Planner: Adam Gulick
agulick@templecity.us

Associate Planner Gulick gave a brief presentation.

Chair Haddad opened the public comment.

Tiffany Lai, agreed with all conditions of approval.

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

Commissioner O'Leary asked the applicant for clarification on there being no tenant improvements.

Tiffany Lai, verified that there will not be any tenant improvements.

Vice-Chair Codes made a motion to adopt a resolution approving file PL 21-2760 subject to the recommended conditions. Seconded by Commissioner Guan and 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. **Community Development Manager Report**
   Mr. Reimers stated that City Hall has been opened by appointment, and that yard sales are now allowed. Next meeting has been scheduled for June 8, 2021.

6. **Comments from Commissioners**
   Vice-Chair Cordes – No comments.
   Commissioner Guan – No comments.
   Commissioner O'Leary – No comments.
   Chair Haddad – Wished mothers a belated Mother's Day.
   Commissioner Lee – No comments.

ADJOURNMENT:

7. The Planning Commission Meeting was adjourned at 8:42 p.m.

Chair

Secretary