CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday January 11, 2022, 7:30 P.M.
Via Teleconference
www.templecity.us

OPENING MATTERS:

- **Call to Order**

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

- **Roll Call:**

  - PRESENT: Haddad, Lee, O'Leary, Vice-Chair Guan, Chair Cordes
  - ABSENT: None
  - ALSO PRESENT: Community Development Director Reimers, Deputy City Attorney Thuyen, Associate Planner Gulick and Planning Secretary Scott.

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT:

CONSENT CALENDAR:

1. Planning Commission Minutes of November 9, 2021.

Commissioner Haddad made a motion to approve the minutes of November 9, 2021, listed on the Consent Calendar. Seconded by Commissioner O'Leary and approved unanimously by the following votes:

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

PUBLIC HEARING ITEM:

2. PL 21-3052 A request to modify a conditional use permit to extend the hours of operation from 11:00 p.m. to 1:30 a.m., on Friday and Saturday.

Address: 9619 Las Tunas Drive

Recommendation: Continue the public hearing to the May 10, 2022, Planning Commission meeting.

Project Planner: Adam Gulick
agulick@templecity.us

Associate Planner Gulick gave a brief presentation.

Commissioner Haddad asked how a business can operate without a business license for so long. He suggested to canvas businesses twice a year. The list of service calls from the Los Angeles County Sheriff's Department is very concerning. He questioned what would happen if the business did not improve after the five-month grace period.

Community Development Director Reimers said that there is no way to find out when a business is operating without a license. City staff canvases once a year. In this instance, the Planning Commission could deny this permit, revoke the conditional use permit (CUP), or remove the ability to sell beer and wine. The City Council can revoke their business license.

Vice-Chair Guan asked if it is hard to get a business license.

Community Development Director Reimers stated that there is no different process than any other surrounding city. The process is easy, people may not want to pay a fee.

Chair Cordes opened the public comments.

Stephanie, the applicant's representative, stated that she did not have a copy of the Sheriff's service calls and would like a copy to review it. She spoke to her staff, there was no one onsite in the early morning. They normally get out before midnight. She will speak to the restaurant manager, because she is not onsite. She also submitted changes for the hours of operation on Yelp, DoorDash, Google and other websites. The business owner did not apply right away for the business license because they were under the impression that the license had transferred from the previous owner.

Ron Bustamante, resident, stated that there has been trash build up and a strong smoke smell. He is not in favor of the business being open until 1:30 a.m.

Community Development Director Reimers said that the hood system should be serviced regularly and if it is not, it can cause a problem. But the city will follow up with the South Coast Air Quality Management District and make sure that they have trash service.

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

Commissioner Lee asked if they passed a health inspection, and why they should get five months to comply. This business is a concern for the community and they should be given less time to comply. He has always been in support of small businesses, but after reviewing service calls and reviews online he would like to see an improvement sooner than five months.

Community Development Director Reimers stated that in order to operate they have to have a health permit. Staff is recommending that they be given five months to be able to demonstrate compliance. The longer it is pushed back, then more evidence is gained to either approve or deny the business. The expectation is to monitor this business on a regular basis.

Commissioner O'Leary agreed with staff's recommendation.

Commissioner Haddad asked if something serious happen will staff act sooner? He recommended that staff survey residents. He also asked for business license records from the previous years.

Community Development Director Reimers stated that staff can come back to the Planning Commission sooner if the business is not operating appropriately and that staff can reach out to the property owners and tenants.

Deputy City Attorney Thuyen stated that staff does not have to wait to act on any violation.

Vice-Chair Guan is in favor of staff's recommendation.

Commissioner O'Leary made a motion to approve staff's recommendation, recommending that this project be continued to May 10, 2022. Seconded by Commissioner Haddad and carried by the following roll call vote:

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

3. Ordinance 22-1060: Series B Code Amendments of Title 9 (Zoning Code Regulations), Chapter 1 (Zoning Code) and Title 3 (Public Safety), Chapter 6 (Animal Control) of the Temple City Municipal Code.

Address: Citywide

Recommendation: Adopt the attached resolution recommending that the City Council adopt the proposed ordinance.

Project Planner: Scott Reimers, Community Development Director
sreimers@templecity.us

Community Development Director Reimers gave a presentation.

Vice-Chair Cordes asked about daycare regulations, ADU setbacks and the restaurant parking requirement.

Mr. Reimers stated that under the California Government Code someone could have a home family daycare with 6 students or less without the requirement of a CUP. If there are 6-14 students we could require a CUP, however SB234 extended the protection that is given to small family day cares. There is no CUP required, but they need to get a business license. In regard to ADUs the code has not changed. A restaurant requires one parking space for every 1,000 square feet.

Chair Cordes opened the public comments. No members of the public came forward to speak.

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

Commissioner Haddad made a motion to approve the attached resolution, recommending that the City Council adopt the proposed ordinance. Seconded by Commissioner Lee carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

3. **Community Development Director**

Community Development Director Reimers announced at the next meeting, objective design standard will be discussed for multi-family structures in the R-2 and R-3. City Hall had to close to the public because of COVID. We are still meeting with the public virtually or over the phone. We are expecting to open to the public on January 24, 2022. He is also considering changing Planning Commission meetings to zoom.

4. **Comments from Commissioners**

Commissioner Haddad – Happy new year, good health, stay safe.
Commissioner O'Leary – Happy new year and good to see everyone.
Vice-Chair Guan – Wished everyone a healthy new year.
Chair Cordes- Happy new year.

- Commissioner Lee – Wished everyone a happy new year, healthy and joyful.

ADJOURNMENT:

5. The Planning Commission Meeting was adjourned at 9:03 p.m.

Chair

Sandra Scott
Secretary