CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday January 25, 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, Associate Planner Liu, Management Analyst Coyne and Planning Secretary Scott.

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT:

CONSENT CALENDAR:

1. Planning Commission Minutes of January 11, 2022.

Commissioner Haddad made a motion to approve the minutes of January 11, 2022, listed on the Consent Calendar. Seconded by Commissioner Lee 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 21-3120: A request for a conditional use permit to establish a bar with ancillary karaoke entertainment in the Downtown Core Commercial District operating until 2:00 a.m.
Address: 9568 Las Tunas Drive

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-3120 subject to the recommended conditions of approval.

Project Planner: Hesty Liu
hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Commissioner Haddad asked for clarification on condition one which states that the last call for food and alcohol will be 2:00 a.m., but customers have until 2:30 a.m. to leave.

Mrs. Liu stated that the condition was written to have a "last call" at 2:00 a.m. and give customers 30 minutes to leave. If the Planning Commission desires it can be modified.

(The applicant was unavailable to speak after the staff gave its presentation. The Chair of the Commission moved to hear item 3 on the agenda. After the Commission acted on item 3, the Commission returned to this item.)

David, the applicant's representative, stated that they stop serving alcohol at 1:30 a.m. he agreed with the condition of approval.

Chair Cordes opened the public comments.

Commissioner Haddad asked to change the conditions of approval to stop serving alcohol at 1:30 a.m.

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

Commissioner Lee made a motion to approve file PL 21-3120, and adopt the resolution subject to the conditions of approval with the change that the hours of operation for this business shall be limited to 4:00 p.m. to 2:00 a.m., seven days a week. No alcoholic drinks shall be served after 1:30 a.m. All customers must depart by 2:00 a.m. All occupants must depart by 2:30 a.m. Any changes which will extend the hours of operation shall be subject to the review and approval of the Planning Commission. Seconded by Commissioner Haddad and 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

3. PL 21-3024: A request for a conditional use permit to establish an after-school education business. The business would occupy 1,862 square-foot unit in a mini-mall commercial center with 21 parking spaces. The business would have a maximum of 15 students at a time and operate Monday through Friday from 3:00 P.M. to 7:00 P.M. and Saturday from 9:00 A.M. to 12:00 P.M.

Address: 9239 and 9241 Las Tunas Drive

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-3024 subject to the recommended conditions of approval.

Project Planner: Adam Gulick, Associate Planner
agulick@templecity.us

Associate Planner Gulick gave a brief presentation.

Christopher Djunaedi, applicant, stated that the business does not open on Sunday, hours of operation should say from 9:00 a.m. to 12:00 p.m. He agreed with all of the conditions of approval.

Mr. Gulick clarified the recommendations on the conditions of approval number one where it says that they will be open Monday through Friday from 2:00 p.m. to 8:00 p.m., Saturday from 9:00 a.m. to 5:00 p.m. Often staff recommends more than the applicant requests, so a future applicant does not need to come back to modify the condition.

Chair Cordes opened the public comments.

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

Commissioner Haddad made a motion to approve file PL 21-3024 and adopt the resolution subject to the conditions of approval. Seconded by Commissioner O'Leary 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

4. PL 21-3037: A request for a conditional use permit to establish a dance and music studio in a 2,656 square foot unit. The business would have a maximum of 12 dance students during the

week from 7:00 P.M. to 9:00 P.M. and on weekends from 7:00 P.M. to 8:00 P.M. The music classes would have a maximum of four students seven day a week from 10:00 A.M. to 6:00 P.M.

Address: 9544 Las Tunas Drive

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-3037 subject to the recommended conditions of approval.

Project Planner: Adam Gulick, Associate Planner
agulick@templecity.us

Associate Planner Gulick gave a brief presentation.

Vice-Chair Guan asked for clarification regarding who was responsible for the property maintenance issues on the property.

Mr. Gulick stated that it is up to the lease agreement between the property owner and the business owner.

Joseph, applicant's representative, agreed with all conditions of approval.

Chair Cordes opened the public comments.

Commissioner Lee moved to close the public comments. The motion was seconded by Commissioner Haddad.

Vice-Chair Guan made a motion to approve file PL 21-3037, and adopt the resolution subject to the conditions of approval. Seconded by Commissioner Haddad 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

5. PL 21-3017: Objective Design Standards for R-2 and R-3 Zoned Properties.

Address: Citywide

Recommendation: Recommendation: Provide comment to staff on the draft standards.

Project Planner: Andrew Coyne
acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Commissioner O'Leary thanked staff for the presentation. He said that underground parking is a good thing that adds a lot to the project. Even though we are adding another story on these R-3 projects, it looks fine since there are some good setbacks. He thought staff is on the right track.

Vice-Chair Guan asked if this project is only for R-2 and R-3. She asked about whether basements are allowed and whether garages are included in floor area ratio (FAR).

Commissioner Haddad likes the idea of moving towards objective standards. He would like to see more sustainable items included with these standards, such as EV charging infrastructure and solar panels. He would like to see California-friendly plants included with the landscape design.

Commissioner Lee agrees with Commissioner Haddad on the sustainability standards. He asked about the difference between the subjective and objective paths.

Chair Cordes thinks the use of objective standards and prototypes is a good idea. He walks around the city a lot and sometimes observes projects that the Planning Commission approved but have still not been built for a very long time. If this program helps expedite things, he thinks it is a good objective. He also asked about the grant timeline.

Mr. Coyne mentioned to the Commission that we hope that the prototypes can be adapted to different lot sizes throughout the city. Staff would also be interested in doing more prototypes over time.

Mr. Reimers stated that by the end of June 2022, the City Council needs to act on this item or the grant will have to be refunded. We can also ask the State to extend the deadline a few more months. At the next meeting, the Commission will see three prototypes which includes site plan, floor plan, and elevations. There will also be architectural details and two different styles. A code amendment will be prepared that will enact the process by which people can apply without going to a public hearing. The goal is to bring this to the Planning Commission within the next few months.

Chair Cordes opened the public comments.

No one came forward to speak. The public comment was closed.

FUTURE AGENDA ITEMS AND REPORTS:

6. Community Development Director

Community Development Director Reimers announced that the annual report will be brought February 22, 2022. A Director's Hearing has been scheduled for February 8 which will be the last one and is for a 26 apartment building project, located at 5430 Rosemead. 5570 Rosemead, across from former (Denny's), is moving along with their construction.

7. Comments from Commissioners

Commissioner Haddad – Asked staff to follow up on the parking lot located on Primrose.
Commissioner O'Leary – Great seeing everyone.
Vice-Chair Guan – Asked about the project on Rosemead
Chair Cordes- No comments
Commissioner Lee – No comments.

ADJOURNMENT:

8. The Planning Commission Meeting was adjourned at 9:35 P.M.

John Cordes
Chair

Andrea Scott
Secretary