CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday May 10, 2022, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

- **Call to Order**

  Roll Call:

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

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of February 22, 2022.

Commissioner Haddad made a motion to approve the minutes of February 22, 2022, listed on the Consent Calendar. Seconded by Commissioner Lee and approved by the following votes:

AYES: Commissioner – Haddad, Lee, O'Leary, Vice-Chair Guan, Chair Haddad
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:	Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-3052 subject to the proposed conditions of approval.
Project Planner:	Adam Gulick agulick@templecity.us

Associate Planner Gulick gave a brief presentation.

Commissioner Haddad asked about the unannounced inspection of the restaurant's video surveillance done by staff. He stated that the restaurant was given five months to prove their behavior, but it does not seem like it has improved.

Associate Planner Gulick stated that staff checked the video surveillance for the two weekends prior to the meeting and a few people were recorded inside the building after midnight.

Vice-Chair Guan asked about the condition related to use of the rear door after 9:00 p.m. and the distance from residents and the business.

Associate Planner Gulick stated that from the rear entrance it is approximately 70 feet to the nearest resident.

Commissioner Lee said that the applicant has not been compliant since the beginning. They were given a second chance to prove their behavior, but they have not followed the conditions of approval. He also asked if there are any additional non-compliance items that the Planning Commission should know.

Mr. Gulick stated staff received an e-mail regarding the business making noise after 10:00 p.m.

Commissioner O'Leary asked about proposed conditions related to covering the windows and the karaoke machine.

Director Reimers said that one of the conditions is to remove the tint because it will provide pedestrian orientation. Currently there is little visibility from the outside into the restaurant and that creates a safety hazard. The Sheriff's Department prefers to be able to see into a site; if a window is tinted it provides a level of uncertainty.

Chair Cordes opened the hearing for public comment.

Justin Yang, manager, addressed the video recorded on May 4, 2022. He stated that there were people in the back parking lot loitering after 12:00 a.m.; they were not their patrons. He stated that they stop serving at 10:00 p.m. He also agreed with the conditions of approval.

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

Mr. Reimers read a letter into the record about a resident who had concerns about noise, hours of operation, and stated she was being harassed.

Commissioner Haddad asked to continue this item six months and would like to see the applicant see the gravity of this item.

Mr. Reimers stated that moving the project another six months is not an option, under state law a commission, council or staff needs to act on a project within six months of the application being deemed complete. The only options are to continue the public hearing until the Commission's next meeting, deny the request, approve the request with staff's conditions, or approve the request with additional changes. .

Commissioner Lee commented about the anonymous letter, that there has been a lot of concerns, and that the request should be denied without prejudice.

Commissioner O'Leary commented about the calls for service and the anonymous letter. He suggested that surveillance cameras should never be off.

Chair Cordes made his final comments in regard to the serious allegations in the anonymous letter and suggested that staff bring this concern to the Sheriff's Department.

City Attorney Gutierrez stated that one course of action would be to approve the conditional use permit with modified hours of operation and instruct staff to return with a review of the conditions of approval in six months or a year .

Commissioner Lee made a motion to continue the public hearing for file PL 21-3052 to the next regular meeting of the Commission and for staff to return with findings for denial without prejudice. Seconded by Commissioner Haddad carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

3. **Planning Manager's Report**

Mr. Reimers said that the Housing Element revisions were sent to the State for review the prior week and a response from the State should be received in 90 days. The Series B Code Amendments were approved by City Council without changes; also, the vacant lot ordinance was approved. The existing K-Mart project is moving forward; GW Market and Chuze fitness will be the new tenants. The Objective Design Standards is being shown to designers and will be brought back for the Planning Commission's review and recommendation in June. The mixed-use project at 5575 Rosemead Boulevard has completed excavation and is now building up the first floor. The mixed-use project at 9465 Las Tunas Drive will have a community meeting at the end of the month.

4. **Comments from Commissioners**

Commissioner Haddad – Thanked and welcomed the city attorney.
Commissioner Lee – Happy to be back in person.
Commissioner O'Leary – Celebrated his 40th year anniversary.
Vice Chair Guan – Glad to be back.
Chair Cordes – Happy to be back and have a diversity of opinions.

ADJOURNMENT:

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

Chair

Secretary