CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday August 23, 2022, 7:30 P.M.
Via Teleconference
www.templecity.us

OPENING MATTERS:

- **Call to Order**
- **Roll Call:**
  - PRESENT: Cordes, O'Leary, Vice Chair-Haddad, Chair Guan
  - ABSENT: Lee
  - ALSO PRESENT, Deputy City Attorney Gutierrez, Community Development Director Reimers, Management Analyst Coyne and Planning Secretary Scott.

Vice-Chair Haddad moved to excuse Commissioner Lee for due cause. Seconded by Commissioner O'Leary and unanimously carried.

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of July 26, 2022.

Commissioner Cordes made a motion to approve the minutes of July 26, 2022, listed on the Consent Calendar. Seconded by Vice-Chair Haddad and approved unanimously by the following votes:

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

PUBLIC HEARING ITEM:

2. PL 21-2796 A request for major site plan review and a tentative parcel map to construct three, two-story, attached condominium units, totaling 3,075 square feet of living area. Each condo will have an attached two-car garage.

Address: 9014 Pentland Ave

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-2796 subject to the recommended conditions of approval.

Project Planner: Andrew Coyne, Management Analyst
acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Chair Guan opened the public comments.

Cindy Cheng, applicant, agreed with all of the conditions of approvals.

Chair Guan asked for clarification if this property was zoned R-3 prior to the recent zoning code update of 2020.

Mr. Reimers stated that the zoning designation had not changed during the recent zoning code update.

Michael C Paiz, resident, stated that he was not aware of this project.

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

Commissioner Cordes asked staff if notification letters were sent to residents and if any comments were received from the public.

Mr. Coyne stated that notices were sent at least 14 days prior to the meeting and a notice was posted at the site. The only comment received was from Michael C. Paiz, the resident who spoke earlier during the hearing.

Vice-Chair Haddad made a motion to approve file PL 21-2796, and adopt the resolution subject to the conditions of approval. Seconded by Commissioner O'Leary and carried by the following roll call vote:

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

3. PL 22-3285 A request for a conditional use permit and major site plan review to add a two-story, 1,162 square-foot addition in the rear of an existing single-story commercial-retail building. The building contains two commercial tenant spaces. The conditional use permit is required by the zoning code to determine whether the proposal will have a negative effect on parking in the surrounding public parking lot

Address: 9612-9614 Las Tunas Drive

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 22-3285 subject to the proposed conditions of approval.

Project Planner: Andrew Coyne, AICP, Management Analyst
acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Vice-Chair Haddad asked for clarification regarding the expansion.

Commissioner Cordes commented on the rear elevation where windows are being added.

Commissioner O'Leary asked about whether the adjacent unit was sharing a wall with the applicant's unit. He also asked questions about the restroom and the elevations.

Mr. Coyne stated that they will have separate, but abutting, walls with the neighbor and staff has asked the applicant to add windows on the second floor so that it blends in with the surrounding area.

Chair Guan opened the public comments.

Jason Zhou, applicant, agreed with all of the conditions of approval.

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

Chair Guan asked if parking demand will increase since there will be greater capacity for customers with the addition.

Mr. Coyne stated that the parking requirement is based on the square footage of the building, not the number of customers visiting the building.

Commissioners made final comments.

Commissioner Cordes made a motion to approve file PL 22-3285, and adopt the resolution subject to the conditions of approval. Seconded by Vice-Chair Haddad and carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

4. **Community Development Director**

Mr. Reimers gave an update regarding 9441-9541 Las Tunas Drive; the applicant submitted for the façade improvement. The third floor of the mixed-use project at 5570 Rosemead Blvd. (mixed use project) is being framed. Joe's autobody shop at 9334 Lower Azusa Road is under construction. Demolition work for the façade improvement at the former Temple City Power Sport at 5300 Rosemead Boulevard has completed. The Housing Element will be brought to the Commission at their next meeting of September 13. The multi-family objective design standards will be brought for review in September, as well. The City has chosen a consultant for the environmental consultant for Casa Robles. In regard to the Inclusionary Housing Ordinance, staff has met with the consultant. He gave an update on the monthly Community Development Department report for July.

5. **Comments from Commissioners**

Vice-Chair Haddad – Asked staff to notify public safety about individuals on skate boards on the sidewalk of Temple City Blvd/Las Tunas.
Commissioner O'Leary – Thanked staff.
Chair Guan – No comments.
Commissioner Cordes – Wished everyone a safe week.
Commissioner Lee – Absent

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 8:29 p.m.

Chair

Secretary