CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday December 13, 2022, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

- **Call to Order**
- **Roll Call:**
  - PRESENT: Cordes, O'Leary, Vice Chair-Haddad, Chair Guan
  - ABSENT: Lee
  - ALSO PRESENT, Community Development Director Reimers, Associate Planner Gulick, 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 November 9, 2022.

Commissioner Cordes made a motion to approve the minutes of November 9, 2022, listed on the Consent Calendar. Seconded by Commissioner O'Leary 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 22-3604 A request for a conditional use permit to establish a restaurant. The business would occupy a 1,910 square-foot, ground floor unit. The applicant is requesting to operate daily from 7:00 a.m. to 2:00 p.m.

Address:	9661 Las Tunas Drive, Unit A
Recommendation	Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 22-3604 subject to the proposed conditions of approval.
Project Planner:	Adam Gulick, Associate Planner agulick@templecity.us

Associate Planner Gulick gave a presentation.

Commissioner Cordes asked staff if the business is part of a chain.

Associate Planner Gulick stated that they have additional locations.

Chair Guan asked for clarification on parking for fast-food restaurant.

Associate Planner Gulick said that is it one space for every 1,500 square feet of building area and anything above that is 3 spaces per 100 square feet.

Community Development Director Reimers explained the reasons for the different parking requirements between a full-service restaurant and fast-food restaurant. He stated that the proposed restaurant is defined as a fast-food restaurant.

Chair Guan opened the public comments.

Chair Guan asked the applicant for the hours of operation and the type of food they will serve.

David, Atlantis Construction/applicant's representative, stated that they have locations in Pasadena, Arcadia, Carson, Westfield Galleria, and Ontario. The business will operate from 7:00 a.m. to 2:00 p.m. The restaurant will be fast-food, and it will be a coffee shop. The applicant stated that they are waiting for approval to submit for building plan check and accepted the conditions in the resolution.

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

Vice-Chair Haddad made a motion to adopt a resolution approving file PL 22-3604 subject to the recommended conditions of approval. Seconded by Commissioner O'Leary 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 22-3740 Series C Code Amendments of Title 9 (Zoning Regulations), Chapter 1 (Zoning Code) and an Amendment of the General Plan Land Use Element to Clarify Mixed-Use and Residential Intensities.

Address:	Citywide
Recommendation	Adopt the attached Resolutions recommending that the City Council adopt the proposed Zoning Code Text Amendment and General Plan Amendment.
Project Planner:	Adam Gulick, Associate Planner agulick@templecity.us

Associate Planner Gulick gave a presentation.

Commissioner Cordes asked about Section 2, and the difference between office and retail. He has observed an office across the street from city hall that has used restaurant equipment on the window. Asked if this falls under the definition of an office.

Community Development Director Reimers stated that an antique dealer is treated like a retail use, but like most cities is prohibited in the downtown areas. A thrift store is also prohibited in the downtown area but requires a conditional use permit in the other commercial districts. A public hearing is required for a thrift store since there tends to be property maintenance issues. Staff often asks for a detailed business plan to get a better understanding about the proposed use.

Vice-Chair Haddad asked when these changes will be taken into effect. He also asked questions about the proposed changes to detached garages, exterior staircase, and piano lessons for home occupations. He suggested to change the home occupation to also include woodwind instrument lessons.

Associate Planner Gulick stated that the changes require two meetings with the City Council, and 30 days after the second meeting the changes will go into effect.

Chair Guan asked about the garage being counted for the dwelling unit and if a staircase will be allowed on the R-1 zone. She also asked if a garage be used on as an Accessory Dwelling Unit (ADU), and made a comment about ADUs and FAR.

Associate Planner Gulick stated that if a garage is attached to a house, it can be converted to a Junior Accessory Dwelling Unit (JADU), but state ADU law allows cities to require a replacement garage.

Community Development Director Reimers stated that attaching a garage to the secondary dwelling creates an opportunity for someone to expand a secondary dwelling's maximum living area. The proposed change is trying to close that loophole. He stated that exterior staircases are prohibited for commercial and currently not addressed in the R-1 Zone. He stated that adding piano lessons as a permitted home occupation business will legitimize them with some constraints to hours and maximum number of students. He stated that we can also include woodwind and string instruments. He also informed the Planning Commission that fence would be removed from the Zoning Code, and it will only say wall.

Vice-Chair Haddad made a motion to adopt the two resolutions to amend the Zoning Code, Series C and amending the General Plan Land Use for changes with mixed-used zone, with the note that piano lessons will be expanding to musical instruments, woodwind, and headphone-based amplified instruments. Seconded by Commissioner O'Leary 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 wished everyone a merry Christmas and a happy New Year and gave an update for different sites. At 5665 Rosemead Boulevard, former K-Mart site, Chuze Fitness has not pull permits yet, GW Supermarket is continuing to move forward on improvements, and the exterior façade and landscape improvements are moving forward. At 5570 Rosemead Boulevard, a mixed-use building, framing is complete. They have started drywall on the interior of the building. Soon, they will get rid of the construction trailer and move into one of the commercial units on the ground floor. At 9465 Las Tunas Drive, a mixed-use building, the owner has submitted grading plans. A new Building Code will go into effect on January 1, 2023, so staff is expecting plans to be submitted for the project by the end of the year. At 9334 Lower Azusa Road, the owner has applied for a paint spray booth. At 5300 Rosemead Boulevard, framing work is moving quickly. The proposed Multi-Family Objective Design Standards will go back to City Council in February 2023. The City Council expressed three major concerns which are substantial compliance, public notices, and the process for adding designs to the library. Casa Robles will go through environmental work to determine if it is historical. Regarding the Housing Element the City's consultant was contacted by the State Housing and Community Development Department last week and was asked to adjust some numbers. Staff is expecting to resubmit a revised draft within the week.

5. Comments from Commissioners

Vice-Chair Haddad – No comments.
Commissioner O'Leary – No comments.
Chair Guan – Wished everyone a merry Christmas and happy New Year.
Commissioner Cordes – Went to the Homestead Museum with his wife and gave a brief description on how there is a connection with Temple City. The museum is free. He also wished everyone Merry Christmas and a Happy New Year.
Commissioner Lee – Absent

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 9:04 p.m.

Chair

Secretary