CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, January 24, 2023, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

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

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

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of December 13, 2022.

Commissioner Cordes made a motion to approve the minutes of December 13, 2022, listed on the Consent Calendar. Seconded by Vice-Chair Haddad and approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

2. PL 22-3718 A time extension for a tentative tract map and a major site plan review to allow the construction of five condominium units in the R-2 zone

Address: 5134 Sereno Drive

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 22-3718 subject to the proposed conditions of approval.

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

Management Analyst Coyne gave a presentation.

Chair Guan asked if the applicant obtained building permits.

Mr. Coyne stated that they can apply for plan check, but they will not be able to receive building permits until the final map has been approved.

Charles Lei, applicant, agreed with the conditions of approval.

Chair Guan opened the public comments. Nobody came forward to speak.

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

Commissioner Lee made a motion to adopt a resolution finding that the project is exempt from CEQA and approving file PL 22-3718 subject to the recommended conditions of approval. Seconded by Commissioner Cordes carried by the following roll call vote:

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

3. PL 22-3752 A request for a conditional use permit to establish a dance studio (J Ballet Academy) in the City's Medium Density Mixed-Use Zone (MU-M). The business proposes to occupy a floor area of approximately 2,000 square feet and operate from 9:00 AM to 8:00 PM, on Mondays, Tuesdays, Thursdays, and Sundays. The business will close on Wednesdays, Fridays and Saturdays. The proposed maximum number of students is ten students per class.

Address: 5837 Temple City Boulevard

Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 22-3752 subject to the recommended conditions of approval.
Project Planner:	Hesty Liu, Associate Planner hliu@templecity.us

Associate Planner Liu gave a presentation.

Vice-Chair Haddad asked for clarification on the thirty minutes drop off and pick up restriction.

Mrs. Liu said that staff recommends that the business designates the two spaces closest to the alley and thirty minutes restriction is a standard restriction for short-term parking. Using the last two spaces will help with the traffic flow in the one-way only driveway of the parking lot.

Chair Guan asked for clarification on the number of existing parking spaces and minimum number parking space requirement.

Mrs. Liu stated that the number of spaces will be 17 spaces for both businesses. The minimum parking back up distance is 25 feet.

Josie Guan, business owner suggested to have a sign on the last two parking spaces that states that they are "drop off & pick up only" without a time limit.

Josie Guan and James Li, business owners stated that the property owner does not want to paint the exterior because it was painted in 2021. The applicant agreed with other conditions of approval.

Commissioner Lee asked if the applicant agrees with the thirty-minute parking and extending the hours of operation further.

Vice-Chair Haddad asked staff if painting the building was recommended by staff, and if the associated business activities would be restricted within the recommended hours of operation. The Vice-Chair also suggested that the City can follow up in six months to see if the 30-minute parking restriction would work for the intended purpose.

Mrs. Liu answered that staff did recommend that the applicant paint the front façade of the building and that the Planning Commission can modify it if necessary. As for the hours of operation, office activities associated with the business would not be subject to such limitation.

Mr. Reimers said that staff can add a condition to require an evaluation on the effectiveness of the 30-minute parking, six months after the business opens. Based on the evaluation, the Community Development Director can authorize changes to modify the length of the two drop-off/pickup spaces to 15 minutes parking.

Chair Guan opened the public comments. Nobody came forward for the project.

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

Commissioner Lee made a motion to adopt a resolution finding that the project is exempt from CEQA and approving file PL 22-3752 subject to the conditions of approval with the following changes, condition number 1 that the hours of operation will be modified to demonstrate that those are the hours for the classes, condition 8 the drop off/pick up will include a sentence that says that the Community Development Director will initiate an evaluation of the 30-minute parking spaces at least six months into the operation of the business, condition 7 the applicant must wash the façade prior to the issuance of the business license. Seconded by Commissioner Cordes carried by the following roll call vote:

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

4. PL 22-3754 A request for a conditional use permit to establish a day spa. The business would operate daily from 10:00 a.m. to 6:00 p.m. The business is in the City's Las Tunas Commercial District.

Address:	9249 Las Tunas Drive
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 22-3754 subject to the recommended conditions of approval.
Project Planner:	Adam Gulick, Associate Planner agulick@templecity.us

Associate Planner, Gulick gave a presentation.

Chair Guan asked for clarification on the window cover.

Mr. Gulick stated that this condition is to be able to see the lobby area.

Mr. Reimers stated that this recommendation is related to the Sheriff's, or anyone investigating the site, so that they are able to see the welcome area prior to entering.

Xue Mei Liu, business owner agreed with all condition of approval.

Chair Guan opened the public comments. No one came forward to speak.

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

Commissioner Cordes made a motion to adopt a resolution finding that the project is exempt from CEQA and approving file PL 22-3754 subject to the recommended conditions of approval. Seconded by Vice-Chair Haddad carried by the following roll call vote:

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

5. PL 22-3708 A request for a conditional use permit for an existing hair salon to expand their services to operate as a day spa. The expanded services would include facials and other skin treatments. The business would operate daily from 10:00 a.m. to 9:00 p.m.

Address:	9510 Las Tunas Drive
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 22-3708 subject to the recommended conditions of approval.
Project Planner:	Adam Gulick, Associate Planner agulick@templecity.us

Associate Planner, Adam Gulick gave a presentation.

Commissioner Lee asked for clarification on condition 12 that states no intercoms, buzzers, or alarm warning systems may be installed or used.

Mr. Reimers stated that the purpose of this condition is to prelude businesses from installing warning systems that would alert employees engaged in illicit activity that on inspection is occurring. This is a standard condition that is used when these types of businesses have a private room.

Mitchell Lazerus and Ashley Jian, applicants, asked for clarification on condition 2, that prohibits locking devices. He stated that there is a changing room that has a lock. Condition 15 states one customer in the treatment area. There are 3 rooms. The communal area is an open room that can have up to three people. Condition 19 states signs need to be removed. He asked what the process would be to clear conditions 16-20 to obtain the business license.

Mr. Reimers answered the applicants' questions in the following order. Condition 2, will be at the discretion of the Planning Commission to allow locks in the changing room. Condition 4, background investigation is a business license process to allow criminal history related to the business. Condition 15 could be amended to add treatment room to the condition. After the conditions have been complied with the license will be issued.

Chair Guan opened the public comments. Nobody came forward to speak.

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

Vice-Chair Haddad made a motion to adopt a resolution finding that the project is exempt from CEQA and approving file PL 22-3718 subject to the recommended conditions of approval with the modification of condition 15 will read treatment areas 1 and 3, one customer allowed at any given time and the business will post this regulation accordingly. The sign must be 12x14 inches and posted in a conspicuous location, treatment room 2 and the facial rooms must not have a door, curtain or partition will be allowed. The communal room area may have more than one customer. Seconded by Vice-Chair Haddad and carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

4. **Community Development Director**

Mr. Reimers gave an update for 5665 Rosemead Boulevard, Chuze Fitness, building permits have been issued. The framing and interior have been completed for 5570 Rosemead Boulevard. The driveway will be done soon. 9465 Las Tunas Drive has submitted for building plan check. 9334 Lower Azusa Road, landscape is being done. 5300 Rosemead Boulevard framing work is in process. 9441 Las Tunas Drive should be getting permits in February. 9818-9854 Longden, four lot subdivision, the planning entitlement and demotion were approved. They are going through final map. The multi-family objective design standards are scheduled to go to City Council February 21. Casa Robles is waiting for an analysis to see if it is an historic site. The Series C Zoning Code Amendment will go to City Council February 7. PLHA/Ramp program has been approved by City Council. This program will help low-income residents do accessibility improvements. The CDBG Rehab Program budget was also approved. He also gave an annual planning/building report.

5. **Comments from Commissioners**

Vice-Chair Haddad – None.
Commissioner O'Leary – Absent
Chair Guan – Thanked staff for their work.
Commissioner Cordes – Dedicated the meeting to the memory of the victims and families of the shooting in Monterey Park.
Commissioner Lee – None

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 9:10 p.m.

Chair

Secretary