CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, February 28, 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, O'Leary, Vice Chair-Haddad, Chair Guan
  - ABSENT: Lee
  - ALSO PRESENT, Community Development Director Reimers, Associate Planner Liu, Management Analyst Coyne and Planning Secretary Scott.

Commissioner O'Leary moved to excuse Commissioner Lee for due cause. Seconded by Commissioner Cordes and unanimously carried.

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of January 24, 2023.

Vice-Chair Haddad made a motion to approve the minutes of January 24, 2023, listed on the Consent Calendar. Seconded by Commissioner Cordes and approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

2. PL 19-2144 A request to approve a vesting tentative parcel map for three, detached dwelling units currently under construction on an R-2 zoned lot. The major site plan review was approved under a separate application.

Address: 6243 Oak Avenue

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 19-2144 subject to the proposed conditions of approval.

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

Management Analyst Coyne gave a presentation.

Chair Guan opened the public comments.

Jennifer Harding, resident, commented on the condominium units.

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

Commissioner Cordes made a motion to adopt a resolution finding that the project is exempt from CEQA and approving file PL 19-2144 subject to the recommended conditions of approval. Seconded by Vice-Chair Haddad 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 23-3883 A request for a time extension of an approved vesting tentative tract map and site plan review to construct eleven, detached condominium units. The project site consists of two parcels that are both designated for medium-density residential development.

Address: 5524-5526 McCulloch Avenue

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 23-3883 subject to the recommended conditions of approval.

Project Planner: Hesty Liu, Associate Planner
hliu@templecity.us

Associate Planner Liu gave a presentation.

Christopher Lo, applicant, agreed with the time extension request.

Chair Guan opened the public comments.

Martha Molina, resident, commented on street potholes.

Grace Durazo, resident commented on the properties being dilapidated, overgrown trees, tree roots breaking up the concrete and installation of windows facing her property for privacy.

Fiorse Roth, resident, spoke in support of the project.

Michael Roth, resident asked for clarification on the eviction time.

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

Mr. Reimers answered the residents' questions.

Jack, property owner spoke regarding the eviction moratorium being in place which has delayed the project.

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

Commissioner O'Leary made a motion to adopt a resolution finding that the project is exempt from CEQA and approving a time extension for file PL 23-3883 subject to the recommended conditions of approval. Seconded by Vice-Chair Haddad 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

4. PL 22-3442 A request for a conditional use permit to establish a med spa in the City's Medium Density Mixed-Use Zone (MU-M). The business proposes to occupy a floor area of approximately 4,000 square feet and operate from 10:30 AM to 6:30 PM, Tuesday through Saturday.

Address: 5928 Temple City Blvd

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 22-3442 subject to the recommended conditions of approval.

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

Management Analyst Coyne gave a presentation.

Archie Jiang, applicant, agreed with all conditions 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 O'Leary.

Commissioner Cordes made a motion to adopt a resolution finding that the project is exempt from CEQA and approving file PL 22-3442 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

5. PL 23-3867 General Plan Annual Progress Report 2022
Address: Citywide

Recommendation Review the annual report regarding the implementation of the General Plan and recommend that the City Council approve the annual report.

Project Planner: Hesty Liu, Associate Planner
hliu@templecity.us

Associate Planner Liu gave a presentation.

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 recommending that the City Council approve the annual report finding that the project is exempt from CEQA and approving file PL 23-3867. Seconded by Commissioner Cordes 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

6. PL 22-3744 Amendments to the Zoning Code (Title 9, Chapter 1) Related to Artificial Turf, Landscaping, and Hardscaping.

Address: Citywide

Recommendation: Adopt the attached Resolution (Attachment 1) recommending that the City Council adopt the proposed ordinance (Exhibit A of Attachment 1).

Project Planner: Scott Reimers , Community Development Director
sreimers@templecity.us

Community Development Director Reimers gave a presentation.

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 O'Leary.

Vice-Chair Haddad made a motion to adopt a resolution recommending that the City Council adopt the proposed ordinance and approving file PL 22-3744 subject to the recommended conditions of approval. Seconded by Commissioner Cordes 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: NONE

7. **Community Development Director's Report**

Mr. Reimers gave an update for the following locations.

- 5665 Rosemead Boulevard-New façade improvement and installed new trees along with electric charging stations.
- 5570 Rosemead Boulevard-Framing is complete.
- 9441 Las Tunas Drive-Building permits have been issued.
- 5300 Rosemead Blvd-Framing work is continuing.
- 9818-9824 Longden Ave-Planning entitlements have been approved and demolition permits have been issued.
- Multi-Family Objective Design Standards-The hearing has been moved to April.
- Casa Robes-A Site walk through with the environmental consultant was done.
- Series C Code Amendments-Second reading will go to City Council.
- Community Development Department Activities-He gave an annual report for 2022.

8. **Comments from Commissioners**

Vice-Chair Haddad – Attended the State of the City.
Commissioner O'Leary – None.
Chair Guan – None.
Commissioner Cordes – Wished everyone a Happy St. Patrick's Day.
Commissioner Lee – Absent.

ADJOURNMENT:

9. The Planning Commission Meeting was adjourned at 9:14

Chair

Secretary