CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, April 25, 2023, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

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

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

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of March 28, 2023.

Commissioner Lee made a motion to approve the minutes of March 28, 2023, listed on the Consent Calendar. Seconded by Commissioner O'Leary and approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

2. PL 23-3908 A request for a time extension for Tentative Parcel Map No. 78276 and the associated site plan review. The project is a flag lot subdivision for two parcels with a new single-family residence on each parcel. The project was originally approved on September 24, 2019, granting the standard approval of two years. Assembly Bill 1561 extended the entitlement an additional 18 months, extending the tentative map to March 24, 2023.

Address: 5409 Baldwin Avenue

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 23-3908 subject to the proposed conditions of approval.

Project Planner: Adam Gulick, Associate Planner
agulick@templecity.us

Associate Planner Gulick gave a presentation.

Jason Lee, engineer, agreed with the conditions of approval.

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

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

Vice-Chair Haddad made a motion to adopt a resolution finding that the project is exempt from CEQA and approving file PL 23-3908 subject to the recommended conditions of approval. Seconded by Commissioner Lee and carried by the following roll call vote:

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

3. PL 22-3573 A request for approval of a tentative parcel map and site plan review to allow the construction of three detached condominium dwelling units

Address: 5935 Kauffman Avenue

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 22-3573 subject to the recommended conditions of approval.

Project Planner: Adam Gulick, Associate Planner
agulick@templecity.us

Associate Planner Gulick gave a presentation.

Vice-Chair Haddad commented about the setbacks and notification letters.

Eric Tsang, 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 O'Leary.

Vice-Chair Haddad made a motion to adopt a resolution finding that the project is exempt from CEQA and approving file PL 22-3573 subject to the recommended conditions of approval. Seconded by Commissioner O'Leary carried by the following roll call vote:

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

4. PL 23-4011 A request for a time extension for Tentative Parcel Map No.83171 and the associated site plan review. The project is a condominium subdivision consisting of one existing dwelling and two new dwelling units. The project was approved on March 23, 2021. The property is located in the R-3 Zone which is designated for high-density residential developments.

Address:	5937 Primrose Ave
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 23-4011 subject to the recommended conditions of approval.
Project Planner:	Hesty Liu, Associate Planner hliu@templecity.us

Associate Planner Liu gave a presentation.

Wenbin Wei, applicant, agreed with the conditions of approval.

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

Commissioner O'Leary 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 23-4011 subject to the recommended conditions of approval. Seconded by Commissioner O'Leary and carried by the following roll call vote:

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

5. PL 22-3515 A conditional use permit to modify the floor plan for an existing restaurant (Northern Café) to create four VIP rooms and one private dining area. The applicant also proposed karaoke entertainment as incidental use for the VIP rooms. The project pertains to an existing full-service restaurant which was approved in 2009.

Address: 9608 Las Tunas Drive

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 22-3515 subject to the recommended conditions of approval.

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

Associate Planner Liu gave a presentation.

Commissioner O'Leary commented about the 53 conditions of approval and installing surveillance cameras.

Commissioner Lee commented about the existing private rooms facing the common area and number of seats.

Chair Guan commented about the windows being installed in the private rooms and noise barrier.

Chu Chu Chen, hostess, represented the business owner and 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 O'Leary

Vice-Chair Haddad asked if the private rooms are being used and suggested to add a condition to follow up in six months since the business owner was not present at the meeting.

Commissioner Lee made a motion to adopt a resolution finding the project is exempt from CEQA and approving file 22-3515 subject to the conditions of approval and directed staff to check the business in

six to twelve months to make sure that all conditions are met and pay an inspection fee. Seconded by Commissioner O'Leary carried by the following roll call vote:

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

6. PL 22-3733 A request for a conditional use permit to establish a tutoring center in the City's Downtown Core Commercial District (DC). The business proposes to occupy a floor area of approximately 5,227 square feet and conduct tutoring classes from 1:00 PM to 8:30 PM, seven days a week. The classes include sketching, painting, photography, and after-school programs. The proposed maximum number of employees at any given time is five and the proposed maximum number of students at any given time is 30 students.

Address:	9611 Las Tunas Drive
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 22-3733 subject to the recommended conditions of approval.
Project Planner:	Hesty Liu, Associate Planner hliu@templecity.us

Associate Planner Liu gave a presentation.

Commissioner Lee asked for clarification on the shuttle services and the number of students being picked up.

Cindy Cheng, designer, 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 the project is exempt from CEQA and approving file 22-3733 subject to the conditions of approval with the modification on the hours of operation for Saturday and Sunday to be from 9:00 a.m.-8:30 p.m. Seconded by Vice-Chair Haddad carried by the following roll call vote:

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

7. PL 23-3896 An ordinance amending Section 9-1T-21 (Urban Dwellings and Urban Lot Splits) of the Municipal Code related to SB-9.

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 Lee.

Commissioner O'Leary made a motion to adopt a resolution recommending that the City Council adopt the proposed ordinance and approving file PL 23-3896 subject to the recommended conditions of approval. Seconded by Commissioner Lee carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS: NONE

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

Mr. Reimers gave an update for the following locations.

- 5665 Rosemead Boulevard- Parking lot is now open.
- 5570 Rosemead Boulevard- Interior work is being done.
- 9441 Las Tunas Drive- Framing is being done.
- 9334 Lower Azusa-The project is complete.
- 5300 Rosemead Blvd- Stucco will be done soon.
- Multi-Family Objective Design Standards- Public Hearing will be held by the City Council on May 2.
- The Ordinance for Artificial Turf and Landscaping-The ordinance was approved by the City Council and will take effect in 30 days.
- Community Development Department Activities-Gave a monthly report for January-April.

9. **Comments from Commissioners**

Vice-Chair Haddad – Wished a happy Administrative Assistant's Day to staff and wished his wife a happy birthday.
Commissioner O'Leary – Thanked staff for their work.

Chair Guan – No comments.
Commissioner Cordes – Absent.
Commissioner Lee – No comments.

ADJOURNMENT:

10. The Planning Commission Meeting was adjourned at 9:17 p.m.

Chair

Secretary