CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

SPECIAL MEETING
Tuesday, May 30, 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, O'Leary, Vice Chair-Haddad, Chair Guan
  - ABSENT:
  - ALSO PRESENT, Community Development Director Reimers, Deputy City Attorney Gutierrez, Associate Planner Liu, Associate Planner Gulick and Planning Secretary Scott.
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of April 25, 2023.

Vice-Chair Haddad made a motion to approve the minutes of April 25, 2023, listed on the Consent Calendar. Seconded by Commissioner Lee and approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

2. PL 22-3633 A request to add an attached 430 square-foot two-car garage and an 800 square-foot accessory dwelling unit to an existing 700 square-foot single-family dwelling. The owner is

requesting a variance for the two-car garage to have a reduced rear yard setback of 4 feet, 6 inches, instead of the required 15 feet. The standard approval

Address: 5421 Loma Avenue, L.A. County Tax Assessor has the property listed as 9134 1/2 Rancho Real Road.

Recommendation Continue the public hearing to June 27, 2023.

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

Associate Planner Gulick recommended that file PL 22-3633 will be continued to the meeting of June 27, 2023, because the applicant failed to install the public hearing notice at the property.

Deputy Attorney Gutierrez stated that Commissioner Lee will recuse himself from this item in the future. He will not be able to vote, because he owns property within 500 feet from the location.

Vice-Chair Haddad made a motion to continue file PL 22-3633 to the meeting of June 27, 2023. Seconded by Commissioner Cordes and carried by the following roll call vote:

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

3. PL 23-3968 A request for a conditional use permit to establish a tutoring business in the City's Mixed-Use Medium Commercial District (MU-M). The business will occupy a floor area of 1,440 square feet and operate from 3:00 P.M. to 6:00 P.M., Wednesday through Friday, and from 11:00 A.M. to 6:00 P.M., Saturday and Sunday.

Address: 9422 Las Tunas Drive

Recommendation Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 23-3968 subject to the recommended conditions of approval.

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

Associate Planner Gulick gave a presentation.

Commissioner Lee commented about the driveway being only one lane.

Nannan Sang, applicant, agreed with the conditions of approval.

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

Chair Guan commented about the rear door being closed.

Commissioner O'Leary 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 23-3968 subject to the recommended conditions of approval. Seconded by Commissioner Cordes carried by the following roll call vote:

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

4. PL 21-2795 A tentative parcel map and site plan review for a flag lot subdivision and the construction of a new single-family residence with an accessory dwelling unit (ADU) on each of the new parcels. The property is in the R-1 Zone and is designated for low density residential developments.

Address:	6214 Encinita Avenue
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 21-2795 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 ADUs and street parking requirements.

Sean Wang, architect, agreed with the conditions of approval.

Chair Guan opened the public comments.

Jim Cliff, resident, asked staff if any of the utility companies or school district responded to the notification letters.

Associate Planner Liu stated that the school district responded with no comments. The L.A. County Sanitation District responded with a standard letter.

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

Commissioner Lee commented about covered parking spaces and the requirement for off-site parking.

Community Development Director Reimers answered Commissioner Lee's question.

Commissioner O'Leary made a motion to adopt a resolution finding that the project is exempt from CEQA and approving file PL 21-2795 subject to the recommended conditions of approval. Seconded by Commissioner Cordes and carried by the following roll call vote:

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

5. PL 23-3910 A request for a conditional use permit to establish a tutoring business in the City's Las Tunas Commercial District (LTC). The business will occupy a floor area of 940 square feet and operate from 8:00 AM to 8:00 PM, Monday through Saturday. The Business will close on Sundays.

Address:	9908 Las Tunas Drive, Unit D
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 23-3910 subject to the recommended conditions of approval.
Project Planner:	Hesty Liu, Associate Planner hliu@templecity.us

Commissioner O'Leary stated that he lives within 500 feet of the location and was going to recuse himself. He left the room.

Associate Planner Liu gave a presentation.

Chair Guan commented about the rear parking lot exit.

Qifan Luan, the applicant, explained the business model and agreed with the conditions of approval.

Commissioner Lee thanked the applicant for his information.

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

Commissioner Cordes moved to close the public comments. The motion was seconded by Commissioner Lee.

The Commissioners made final comments.

Commissioner Cordes made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 23-3910 subject to the conditions of approval. Seconded by Commissioner Lee carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS: NONE

6. Community Development Director's Report

Mr. Reimers gave an update for the following locations.

- 5665 Rosemead Boulevard-The exterior is nearly complete.
- 5570 Rosemead Boulevard-The exterior and scratch coat has been installed.
- 9441 Las Tunas Drive-The exterior is being applied.
- 5300 Rosemead Blvd-Stucco and drywall are being installed.
- Multi-Family Objective Design Standards-The City Council has a study date scheduled for June 23.
- Casa Robles-Historic preservation review has been completed.
- Subdivision ordinance/Impact Fee-Staff is preparing a request for proposals.
- Inclusionary Housing Ordinance-Feasibility analysis was received.
- Community Development Department Activities-Gave a monthly report for building, code enforcement and planning.

7. Comments from Commissioners

Vice-Chair Haddad – Grateful to be part of the Planning Commission.
Commissioner O'Leary – Thanked staff for the monthly report.
Chair Guan – Looking forward to the next meeting.
Commissioner Cordes – No comments.
Commissioner Lee – No comments.

ADJOURNMENT:

8. The Planning Commission Meeting was adjourned at 8:50 p.m.

Chair

Secretary