CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, June 27, 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, Deputy City Attorney Gutierrez, Associate Planner Gulick and Planning Secretary Scott.

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

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENTS:

Rodney James, Temple City resident, spoke regarding 5930 Avon.

Pauline Giovanini, Temple City resident, spoke regarding 5930 Avon.

Sherry Healy, Temple City resident, spoke regarding 5930 Avon.

Lora Pfister, Temple City resident, spoke regarding 5930 Avon.

Nino Trapani, Temple City resident, spoke regarding 5930 Avon.

Dwayne Healy, Temple City, resident, spoke regarding 5930 Avon.

Vice-Chair Haddad closed the public comments on items not listed on the agenda.

Mr. Reimers stated that there is an active code enforcement case. Staff cannot disclose any information because the complaint is under investigation. City staff takes code enforcement concerns seriously and responds quickly. If a property owner/tenant receives a code compliance notice, staff must give people due process and treat every resident the same.

Vice-Chair Haddad asked if this concern may be agendized for a future Planning Commission meeting.

Deputy City Attorney Gutierrez stated that, The Planning Commission cannot discuss code enforcement issues, but it can be addressed at a City Council meeting under comments not listed on the agenda.

CONSENT CALENDAR:

1. Planning Commission Minutes of May 30, 2023.

Vice-Chair Haddad made a motion to approve the minutes of May 30, 2023, listed on the Consent Calendar. Seconded by Commissioner Cordes 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 ITEMS:

2. PL 23-3909. A time extension request for a tentative tract map and major site plan review for a single-family development that will result in four single-family lots and one street parcel. Each new lot will consist of a new, single-family dwelling.

Address:	9818 and 9824 Longden Avenue
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 23-3909 subject to the recommended conditions of approval.
Project Planner:	Adam Gulick, Associate Planner agulick@templecity.us

Associate Planner Gulick gave a presentation.

Alex Sun, civil engineer, agreed with the conditions of approval.

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

Commissioner Cordes made a motion to approve file PL 23-3909 to the meeting of June 27, 2023. Seconded by Vice-Chair Haddad and 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 23-3633 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.

Address:	5421 Loma Avenue (previously addressed as 9134 1/2 Rancho Real Road)
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 23-3633 subject to the recommended conditions of approval.
Project Planner:	Adam Gulick, Associate Planner agulick@templecity.us

Chair Guan recused herself from this item because she owns property within 500 feet from the location.

Vice-Chair Haddad acted as Chair.

Associate Planner Gulick gave a presentation.

Commissioner O'Leary commented about setbacks and fire sprinkler regulation for ADUs.

Iba Rhu, property owner, agreed with the conditions of approval.

Vice-Chair Haddad opened the public comments. Nobody came forward to speak.

Commissioner O'Leary made a motion to adopt a resolution finding that the project is exempt from CEQA and approving file PL 23-3633 subject to the recommended conditions of approval. Seconded by Commissioner Cordes and carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS: NONE

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

Mr. Reimers gave an update for the following locations.

- 5665 Rosemead Boulevard-Landscaping is done, and artwork has been installed on the outside.
- 5570 Rosemead Boulevard-Scratch coat has been applied and external finishing has been done.
- 9441 Las Tunas Drive-The exterior work has been done; canopies need to be added.
- 6054 Encinita-Framing for the third floor has been built.
- Multi-Family Objective Design Standard-City Council gave staff direction to move forward with the R-2 component.
- Casa Robles-Staff received a historical resource report stating that the sanner house is historic.
- Community Development Department Activities-Gave monthly report for the month of June.

5. **Comments from Commissioners**

Vice-Chair Haddad – Wished everyone a Happy 4th of July.
Commissioner O'Leary – No comments.
Chair Guan – No comments.
Commissioner Cordes – Asked for a future update at 5930 Avon.
Commissioner Lee – Absent.

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 8:40 p.m.

Chair

Secretary