CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

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

REORGANIZATION OF THE PLANNING COMMISSION

- Community Development staff calls for nominations for a new Chair.

  Commissioner O'Leary made a motion to nominate Vice-Chair Haddad as the Chair of the Planning Commission. There were no other nominations. The motion was seconded by Commissioner Cordes and was unanimously carried by the following votes:

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

- Chair conducts nominations for new Vice-Chair.

  Commissioner Lee made a motion to nominate Commissioner O'Leary for Planning Commission Vice-Chair. There were no other nominations. The motion was seconded by Commissioner Cordes and was unanimously carried by the following votes:

  AYES: Commissioner – Cordes, Guan, Lee, Chair Haddad

ABSTAIN:	Commissioner – O'Leary
NOES:	Commissioner – None
ABSENT:	Commissioner – None

ORAL COMMUNICATIONS / PUBLIC COMMENTS: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of June 27, 2023.

Commissioner Cordes made a motion to approve the minutes of June 27, 2023, listed on the Consent Calendar. Seconded by Commissioner Guan and approved unanimously by the following votes:

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

PUBLIC HEARING ITEM:

2. PL 22-3755 A conditional use permit and major site plan review for the establishment of a 549 square-foot, drive-thru, tea business (Seven Leaves Café). The applicant proposes to remodel the existing building, which will have no dining on-site.

Address:	9201 Las Tunas Drive
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 22-3755 subject to the recommended conditions of approval.
Project Planner:	Andrew Coyne, Management Analyst acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Vice-Chair O'Leary commented about vehicles exiting onto Encinita Avenue. He suggested making a right turn only.

Mr. Coyne stated that the current proposal indicates that vehicles exiting the site can turn in either direction, but staff can add a condition that would indicate making a right turn only on Encinita Avenue.

Commissioner Lee asked about the traffic, measuring peak hours after 6:00 p.m., and parking overflow on Las Tunas Drive.

Commissioner Cordes commented about parking for surrounding businesses.

Commissioner Guan commented about the parking requirement standard for a drive-through business.

Michael Tran, 7 Leaves Director, agreed with all the conditions of approval and gave a brief description of their business.

Chair Haddad opened the public comments.

Chair Haddad stated that staff received two e-mails in support of the business and one e-mail opposing.

Jason Chuah, Arcadia resident, commented about traffic and overflow parking.

Ken Kwok, Temple City resident, commented about traffic, peak hours traffic study hours, and taking parking spaces from other businesses.

Nancy Kong, Temple City resident, commented about safety and traffic study peak hours.

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

Commissioner Cordes thanked 7 leaves business for their presentation.

Commissioner Guan thanked residents for their comments. She recommended a new traffic study.

Commissioner Lee commented about the traffic study peak hours, overflow impact, parking, making a left turn on Encinita.

Vice-Chair O'Leary asked the applicant if they took into consideration the adjacent boba shops when the study was done.

Toby Nguyen, engineer, stated that adjacent businesses were not taken into consideration and the peak hours for the queuing study were chosen by the city.

Mr. Reimers stated that this project did not trigger the requirement for a traffic study. The applicant was asked to do a queuing study. The typical things found in a traffic study were not studied as part of this application. City staff can ask the 7 leaves traffic engineer to do a traffic study, expand the queuing study past 6:00 p.m., look at other drive-through locations, consider safety issues on Encinita Avenue, including the number of cars queuing and potential issues of cars making a left turn onto Encinita Avenue.

Deputy City Attorney Gutierrez stated that if this item will be continued, it should be continued to a date uncertain. The public will have an opportunity to speak again.

Commissioner Lee made a motion to continue the item to a date uncertain to provide the applicant and staff time to respond to the issues raised and summarized by Mr. Reimers:

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

FUTURE AGENDA ITEMS AND REPORTS: NONE

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

Mr. Reimers gave an update for the following locations.

- 5665 Rosemead Boulevard- Exterior improvements are done.
- 5570 Rosemead Boulevard- Outside finishes are being applied.
- 9441 Las Tunas Drive- Waiting for awnings to be installed.
- 5300 Rosemead- Stucco has been installed, drywall and metal panels.
- Multi-Family Objective Design Standard- City Council instructed staff to move forward with the R2 component.
- Casa Robles- Staff is working on tree preservation issues on the site and the Sanner house.
- Community Development Department Activities- Gave a report for building, community preservation and planning cases.

4. **Comments from Commissioners**

Vice-Chair O'Leary – Thanked staff.
Commissioner Cordes – Congratulated Chair Haddad & Vice-Chair O'Leary.
Chair Haddad – Thanked team for their service.
Commissioner Guan – Thanked staff for all their help while she served as Chair.
Commissioner Lee – Community safety and wellbeing is important.

ADJOURNMENT:

5. The Planning Commission Meeting was adjourned at 8:57 p.m.

Chair

Secretary