CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, September 26, 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, Vice-Chair O'Leary, Chair Haddad
  - ABSENT: Guan
  - ALSO PRESENT, Community Development Director Reimers, Deputy City Attorney Gutierrez, Associate Planner Liu, Management Analyst Coyne and Planning Secretary Scott.

Commissioner Cordes moved to excuse Commissioner Guan for due cause. Seconded by Vice-Chair O'Leary and unanimously carried.

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENTS: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of Ausgust 22, 2023.

Commissioner Cordes made a motion to approve the minutes of August 22, 2023, listed on the Consent Calendar. Seconded by Commissioner Lee and approved unanimously by the following votes:

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

NEW BUSINESS:

Mr. Reimers introduced two members of the Youth Committee.

PUBLIC HEARING ITEMS:

2. PL 23-4149. A request for a Zone Variance and Site Plan Review for a single-family residential addition consisting of a new front porch and a master bedroom. The Zone Variance is requested to reduce the standards for the front and side setbacks.

Address:	5410 Warman Lane
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 23-4149 subject to the recommended conditions of approval.
Project Planner:	Hesty Liu, Associate Planner hliu@templecity.us

Associate Planner Liu gave a brief description.

Commissioner O'Leary asked staff if the project started without city approval. Ms. Liu confirmed that it had.

Babak Nassipour, architect, agreed with the conditions of approval.

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

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

Commissioner Cordes made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 23-4149. Seconded by Commissioner Lee and carried by the following roll call vote:

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

3. PL 23-4180. A request for a Zone Variance and Site Plan Review to allow a reduced front yard setback for a new single-family residential development. The proposed front yard is 24 feet, with the garage set back by an additional seven feet.

Address:	10611 Olive Street

Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 23-4180 subject to the recommended conditions of approval.
Project Planner:	Hesty Liu, Associate Planner hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Commissioner Cordes asked for clarification about the front setback.

Ms. Liu clarified that the project meets the minimum 20-foot front setback. The zone variance is for the other standard in the zoning code which requires that the project use the average of the front yards of the two neighbors.

Julio Jimenez, designer, agreed with all conditions of approval.

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

Mr. Reimers read a comment sent by e-mail from Shirley Rifer, a resident who is not in favor of the project.

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

Vice-Chair O'Leary made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 23-4180. Seconded by Commissioner Lee and carried by the following roll call vote:

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

4. PL 22-3684. A request for approval of a tentative parcel map and major site plan review to allow the construction of a three-unit condominium complex.

Address:	5938 Alessandro
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 22-3684 subject to the recommended conditions of approval.
Project Planner:	Andrew Coyne, Management Analyst acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Commissioner Lee commented in favor of the project.

Commissioner Cordes commented in favor of the project.

Kamen Lai, architect, agreed with all conditions of approval. He asked the Planning Commission to modify condition 6 to add windows on the third floor and keep stone veneer in the middle.

Chair Haddad opened the public comments.

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

Commissioner Cordes made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 23-3684 directing city staff to remove condition number four, which would have required the applicant to raise up the brick veneer to the middle of the second floor window and condition number six which would require the applicant to remove windows on the third floor, north elevation. Seconded by Commissioner O'Leary and carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS: NONE

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

Mr. Reimers gave an update for the following locations.

- 5665 Rosemead Boulevard-Tesla's application for vehicle chargers will be submitted soon and Chuze might be opening in October 2023.
- 5570 Rosemead Boulevard-Exterior materials have been applied.
- 9441 Las Tunas Drive-Master sign program has been approved.
- 5300 Rosemead-Finishing exterior improvements are underway.
- 9465 Las Tunas Drive-Demolition permits will be issued soon.
- 6054 Encinita Avenue-The scratch coat has been added.
- 4447-Ellis Lane-Framing is underway.
- 4916 Encinita Avenue-Footing is being done.
- Multi-Family Objective Design Standard-City Council approved it, September 11, 2023.
- Community Development Department Activities-Gave a monthly report for August.

6. **Comments from Commissioners**

Vice-Chair O'Leary – Thanked the youth committee for attending.
Commissioner Cordes – Thanked staff for joining virtually.
Chair Haddad – Thanked the youth committee for attending the meeting and staff for the reports.
Commissioner Guan – Absent.

Commissioner Lee – No comments.

ADJOURNMENT:

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

Chair

Secretary