CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, October 24, 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, Guan, Vice-Chair O'Leary
  - ABSENT: Chair Haddad, Lee
  - ALSO PRESENT: Community Development Director Reimers, Deputy City Attorney Gutierrez, Associate Planner Gulick, and Planning Secretary Scott.

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

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENTS: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of September 26, 2023.

This item was held over to the next Planning Commission meeting.

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

PUBLIC HEARING ITEMS:

2. PL 23-4245 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 unit consisting of 1,000 square feet. The business would operate daily from 9:00 A.M. to 6:00 P.M.

Address:	5827 Temple City Boulevard
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 23-4245 subject to the recommended conditions of approval.
Project Planner:	Adam Gulick agulick@templecity.us

Associate Planner Gulick gave a brief description.

Yajing Yan, applicant agreed with the conditions of approval. She asked the Planning Commission to extend the hours of operation.

Vice-Chair O'Leary opened the public comments.

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

Commissioner Cordes made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 23-4245 with the modification of condition one to read that the hours of operation will be from 9:00 A.M.-8:30 P.M. Seconded by Commissioner Guan and carried by the following roll call vote:

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

3. PL 23-4250 A request to modify an approved conditional use permit to increase the amount of food and drink establishments in the Camellia Square shopping center. The shopping center currently has a limit of 27,345 square feet of food and drink establishments. The owner is requesting to increase the limit by approximately 3,300 square feet, which would result in a new limit of 30,645 square feet of food and drink establishments for the shopping center.

Address:	5700, 5708, and 5728 Rosemead Boulevard, and 9055 Las Tunas Drive
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 23-4250 subject to the recommended conditions of approval.
Project Planner:	Adam Gulick, Associate Planner

agulick@templecity.us

Associate Planner Gulick gave a brief presentation.

Commissioner Cordes asked staff about parking enforcement responsibility.

Mr. Gulick stated that the applicant will be responsible for parking enforcement.

Commissioner Guan commented on valet parking and asked if there would be an extra cost for customers.

Mr. Reimers stated that the city can only enforce disabled parking. The applicant will be responsible for their own enforcement. The northeast section of the parking garage would be used for valet parking. If there is an impact on the business operation because of parking, staff will ask the applicant to conduct an additional valet study.

Vice-Chair O'Leary commented on the parking survey.

Brion Costa, applicant, representing Elite Orchid Investment and Gateway LLC said he agreed with the conditions of approval.

Vice-Chair O'Leary opened the public comments.

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

Vice-Chair O'Leary asked the applicant why they intended to have a security guard.

Brion Costa stated that the security guard service is to help control vehicles park illegally.

Commissioner Cordes made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 23-4250. Seconded by Commissioner Guan and carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS: NONE

4. <u>Community Development Director's Report</u>

Mr. Reimers gave an update for the following locations.

- 5665 Rosemead Boulevard- Tesla submitted an application to install 40 charging stations next to the Eastwest Bank, and someone submitted an application for 3 charging stations in front of Super A Supermarket. Chuze is expecting to open in November.

- 5300 Rosemead- Construction is ongoing.
- 9465 Las Tunas Drive- Demolition is imminent.
- 6054 Encinita Avenue- Stucco is being added.
- 4447-Ellis Lane- Roof is being installed.
- 5937 Primrose- Footing is complete.
- Community Development Department Activities- Gave a monthly report for the month of September.

5. Comments from Commissioners

Vice-Chair O'Leary – Happy to lead today's meeting on behalf of Chair Haddad.
Commissioner Cordes – Wished everyone a Happy Halloween.
Chair Haddad – Absent
Commissioner Guan – Enjoyed her vacation.
Commissioner Lee – Absent

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 8:42 p.m.

Chair

Secretary