CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, November 14, 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, Chair Haddad
  - ABSENT: Lee
  - ALSO PRESENT: Community Development Director Reimers, Deputy City Attorney Gutierrez, Associate Planner Gulick and Management Analyst Coyne.

Commissioner Cordes moved to excuse Commissioner Lee for due cause. Seconded by Commissioner O'Leary and unanimously carried.

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENTS: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of September 26, 2023.
2. Planning Commission Minutes of October 24, 2023.

Commissioner Cordes made a motion to approve the minutes of September 26, 2023, listed on the Consent Calendar. Seconded by Commissioner O'Leary and approved unanimously by the following votes:

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

Commissioner O'Leary made a motion to approve the minutes of October 24, 2023, listed on the Consent Calendar. Seconded by Commissioner Guan and approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

3. PL 23-4329 A time extension for a tentative tract map and a major site plan review to allow the construction of five condominium units in the R-2 zone.

Address:	5134 Sereno Drive
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 23-4329 subject to the recommended conditions of approval.
Project Planner:	Andrew Coyne, Management Analyst acoyne@templeciy.us

Management Analyst Coyne gave a brief description.

Charles Li, applicant, and owner, agreed with the conditions of approval.

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

Commissioner O'Leary moved to close the public comments. The motion was seconded by Commissioner Cordes.

Commissioner Guan made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 23-4329. The motion was seconded by Commissioner Cordes and the motion carried by the following roll call vote:

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

4. PL 23-4224 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 Sundays from 12:00 p.m. to 9:00 p.m.

Address:	9424 Las Tunas Drive
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 23-4224 subject to the recommended conditions of approval.
Project Planner:	Adam Gulick, Associate Planner agulick@templecity.us

Associate Planner Gulick gave a brief presentation.

Commissioner O'Leary asked if the business to the west is opened on Sunday. Mr. Gulick stated that both businesses are open on Sunday.

Commissioner Guan asked what the neighboring business type was. She asked how they could stagger the hours.

Mr. Gulick said they would need to work together.

Helen Hsu, applicant, agreed with the conditions of approval. She mentioned that there is a lot of parking available on Oak Street and Alessandro Street. She said they will tell their parents not to park or drop off students on Las Tunas Drive. She said the students are 13 to 17 years old and are local residents. She said they do not need a lot of parking. They focus on physics and calculus and will not pose a competition for the neighboring tenant. They have been in Temple City for 25 years. They only have three employees who will park in the back.

Chair Haddad opened the public comments.

Mr. Richard Sang, the owner of 9422 Las Tunas Drive, challenged the application. He submitted a document entitled, "Challenges."

Commissioner O'Leary moved to close the public comments. The motion was seconded by Commissioner Cordes.

Commissioner Cordes asked Ms. Hsu the age of the students.

Ms. Hsu, stated that most of the students will be teenagers and none of them will drive.

Commissioner Guan asked the applicant for clarification on the hours of operation.

Ms. Hsu explained that they only need to teach once a week for two hours. They do not need to meet more often. She said an employee might be in the unit from time to time, but tutoring will only occur on Sundays.

Staff answered the Commissioners' questions regarding the document submitted by Mr. Sang. Staff noted that the parking study included a six parking space "vacancy buffer" to take into account that Seeds Academy had not yet opened. They provided the hours of operation for Seeds Academy. Staff explained that Seeds Academy did not require a parking study as they met the general parking requirement, while the applicant did not meet the general parking requirement. That is what led the applicant to apply for the use with a parking study.

Commissioner O'Leary made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 23-4224. The motion was seconded by Commissioner Cordes and the motion carried by the following roll call vote:

AYES:	Commissioner – Cordes, Vice-Chair O'Leary, Chair Haddad
ABSTAIN:	Commissioner – Guan
NOES:	Commissioner – None
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- Tesla will be pulling building permits soon. Chuze Fitness and GW Supermarket are planning to open in November or December. They are waiting for an electrical panel to operate.
- 5575 Rosemead Boulevard- Ribbon cutting is scheduled for December 18, 2023.
- 9441 Las Tunas Drive-The awnings have been installed.
- 5300 Rosemead- The building has been re-painted.
- 9465 Las Tunas Drive- Demolition permit will be pulled any time.
- 6054 Encinita Avenue- Stucco and the stonework is complete, and the roof is being installed.
- 4447-Ellis Lane- Framing is near completion.
- 5937 Primrose Avenue- Framing on the first floor is done.
- 4916 Encinita Avenue- Footing is complete.
- Encinita/La Rosa- Footing is complete.
- Community Development Department Activities- Gave annual building permits for the month of October.

5. Comments from Commissioners

Vice-Chair O'Leary – Happy Thanksgiving!
Commissioner Cordes – Happy Thanksgiving!
Chair Haddad – Thanked Director Reimers for acting as the planning secretary.
Commissioner Guan – Asked about new legislation and the city's SB-9 Ordinance.
Commissioner Lee – Absent.

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 8:28 p.m.

Chair

Secretary