CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, January 23, 2024, 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, Lee, Vice-Chair O'Leary, Chair Haddad
  - ABSENT:
  - ALSO PRESENT: Community Development Director Reimers, Deputy City Attorney Gutierrez, Management Analyst Coyne and Planning Secretary Scott.
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENTS: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of November 14, 2023.

Commissioner Cordes made a motion to approve the minutes of November 26, 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 ITEMS:

2. PL 23-4267 A request for a tentative parcel map and major site plan review to allow a flag lot subdivision with the construction of a new single-family dwelling on each lot.

Address: 4946 Heleo Avenue

Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 23-4267 subject to the recommended conditions of approval.
Project Planner:	Andrew Coyne, Management Analyst acoyne@templeciy.us

Management Analyst Coyne gave a brief description.

Eric Tsang, architect, agreed with the conditions of approval.

Chair Haddad opened the public hearing. No one came forward to speak.

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

Commissioner Guan made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 23-4267. The motion was seconded by Commissioner Lee and the motion carried by the following roll call vote:

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

3. 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 be drive-thru with 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 PL 22-3755 subject to the recommended conditions of approval.
Project Planner:	Andrew Coyne acoyne@templecity.us

Management Analyst Coyne gave a brief description.

Commissioner Cordes commented about the neighboring parking spaces being re-designated for "no parking" to not create traffic along Las Tunas Drive.

Mr. Coyne stated that the recommendation is to not proceed with that option unless it is deemed necessary.

Commissioner Guan asked about the proposed right turn only from the parking lot onto Las Tunas Drive, the traffic count level, and the number of trips.

Jana Robbins, Traffic Engineer, stated that the traffic study shows that the level of service is "A". The highest number of trips is in the morning on Las Tunas Drive heading westbound between 7:00 a.m.-9:00 a.m.

Commissioner Lee asked for the statistics on traffic collisions on Las Tunas Drive and Encinita Avenue and asked about the petition that was submitted in opposition to the project.

Jana Robbins gave a report on traffic collisions for the years 2020-2023.

Mr. Coyne stated that the petition was signed by business owners and customers.

Vice-Chair O'Leary asked about the timing of the traffic signal and turning left on Encinita Avenue from the drive thru.

Jana Robbins stated that it has a 30 second cycle.

Michael Tran, 7 Leaves Director, agreed with the conditions of approval.

Chair Haddad opened the public comments.

Cal Ming Wez, Alhambra resident, concerned about traffic.

Jason Chuah, Temple City resident, concerned about parking, traffic and traffic collisions.

Vance Ho, business owner, concerned about traffic, parking and traffic accidents.

Naomy Byers and Julie Crist, business owners, concerned about traffic, safety, and parking.

John Kohn, Temple City resident, concerned about traffic collisions and traffic.

Ken Kwok, Temple City resident, concerned about traffic signal timing and traffic.

Charles Poon, Temple City resident, concerned that the business will increase traffic.

Eric Fong, Temple City resident, concerned about traffic and pedestrian traffic.

Jonathan Tat, business owner, concerned about traffic and parking spaces.

Dina Fukumoto, Temple City resident, concerned about the increase of traffic.

Christina, Temple City, resident, concerned about traffic and hours of operation.

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

The Commissioners made final comments.

Chair Haddad asked city staff if the traffic study was independent and asked the city attorney if the Planning Commission could revoke their approval if issues come up.

Mr. Reimers stated that the standard practice is that the applicant prepares the parking study, and it is reviewed by a third party to determine if the information is accurate.

Deputy City Attorney Gutierrez stated that if the Planning Commission intends to deny the CUP (Conditional Use Permit) request they should vote to continue the item to the next meeting and direct staff to come back with a revised resolution indicating disapproval.

Commissioner Cordes made a motion to continue the item to the meeting of February 13, 2024. The motion was seconded by Vice-Chair O'Leary and the motion carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS: NONE

4. Community Development Director's Report

Mr. Reimers gave an update for the following locations.

- 5665 Rosemead Boulevard- Chuze opened for business on December 14.
- 5570 Rosemead Boulevard- A temporary certificate of occupancy has been issued.
- 5300 Rosemead Boulevard- A Certificate of occupancy has been issued.
- 9465 Las Tunas Drive-Demolition has started.
- 6054 Encinita Avenue- Project nearing completion.
- 4447 Ellis Lane-Framing is done.
- 5937 Primrose Avenue- Framing is underway.
- 4910 Encinita Avenue- Framing is underway.
- Community Development Department Activities for 2023.

5. Comments from Commissioners

Vice-Chair O'Leary – None
Commissioner Cordes – None
Chair Haddad – Speeding issues on Cloverly between La Rosa & Lower Azusa and install a push walk button on traffic signals to be closer for bikers.

Commissioner Guan – Glad to hear everyone's opinion.
Commissioner Lee – Great discussion.

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 9:50 p.m.

Chair

Secretary