CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, February 13, 2024, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

- **Call to Order**
- **Roll Call:**
  - PRESENT: Guan, Vice-Chair O'Leary, Chair Haddad
  - ABSENT: Cordes, Lee
  - ALSO PRESENT: Community Development Director Reimers, Deputy City Attorney Gutierrez, Management Analyst Coyne and Planning Secretary Scott.

Commissioner Guan moved to excuse Commissioner Cordes and 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 January 23, 2024.

Commissioner O'Leary made a motion to approve the minutes of January 23, 2024, listed on the Consent Calendar. Seconded by Commissioner Guan and approved unanimously by the following votes:

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

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 be drive-thru with no dining on-site.

Address:	9201 Las Tunas Drive
Recommendation	Adopt the attached resolution denying file PL 22-3755.
Project Planner:	Andrew Coyne acoyne@templecity.us

Management Analyst Coyne asked the Planning Commission to continue the meeting to February 20, 2023, at 6:00 p.m. to allow the full commission to be present.

Michael Tran, 7 Leaves Director, asked the Planning Commission about making modifications to the conditions of approval and conducting community outreach.

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 Guan.

Mr. Reimers asked the applicant to discuss modifications with city staff then the options or additional analysis can be brought back to the Planning Commission.

Chair Haddad stated that to make a fair and safe decision it would be best to have all the commissioners present because there were some changes made to the resolution.

Commissioner Guan asked the applicant if he was willing to take a chance that the project would not be approved even after modifications and community outreach is done.

Michael Tran, 7 Leaves Director, said he is willing to take the chance, because most of the concerns brought from the public were not issues related to his business, but external factors such as traffic signals and traffic.

Commissioner O' Leary made a motion to continue the item to the meeting of April 9, 2024. The motion was seconded by Commissioner Guan and the motion carried by the following roll call vote:

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

UNFINISHED BUSINESS ITEM: NONE

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT: NONE

3. Comments from Commissioners

Vice-Chair O'Leary – No comment.
Commissioner Cordes – Absent.
Chair Haddad – Happy Valentine's Day.
Commissioner Guan – No comments.
Commissioner Lee – Absent

ADJOURNMENT:

4. The Planning Commission Meeting was adjourned at 7:52 p.m.

Chair

Secretary