CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

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

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

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENTS:

Tom Chavez, Mayor of Temple City, thanked the Planning Commission for their service and welcomed Tony Bu, Community Development Supervisor.

CONSENT CALENDAR:

1. Planning Commission Minutes of March 12, 2024.

Vice-Chair O'Leary made a motion to approve the minutes of March 12, 2024, 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 – None
NOES: Commissioner – None
ABSENT: Commissioner – Lee

PUBLIC HEARING ITEM:

2. PL 22-3697: A request for a zone variance and major site plan review for a multi-family residential development consisting of four dwelling units. The applicant is requesting a zone variance for a reduced interior garage depth of 19 feet (interior dimension) for all the garages. The Zoning Code requires that a garage have a minimum depth of 20 feet (interior dimension).

Address:	4450 Temple City Boulevard
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL22-3697 subject to the proposed recommended conditions of approval.
Project Planner:	Adam Gulick agulick@templecity.us

Commissioner Guan recused herself from the public hearing item because she owns property within proximity to the project site.

Associate Planner Gulick gave a brief presentation.

Commissioner Cordes asked staff about the backup dimensions for unit two.

Mr. Gulick stated that the garage door provides a wide opening and the back-up distance meets the zoning code.

Vice-Chair O'Leary commented on the driveway dimensions and asked if it meets Fire Department requirements.

Phillip Chan, designer, stated that the driveway meets Fire Department requirements and agreed with all of the conditions of approval.

Chair Haddad opened the period for public comments. No one came forward to speak.

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

The Commissioners made final comments.

Commissioner Cordes made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 22-3697. The motion was seconded by Vice-Chair O'Leary and the motion carried by the following roll call vote:

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

UNFINISHED BUSINESS ITEM: NONE

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

- 9465 Las Tunas Drive- Demolition has begun.
- 9450 Las Tunas Drive- Ace hardware applied to operate a hardware store.
- 6054 Encinita Avenue- They are working to landscape the front yard.
- 4447 Ellis Lane- The site has been cleaned up and it is in compliance with the code.
- 5937 Primrose Avenue- Framing is underway.
- 4910 Encinita Avenue-The back has been framed.
- 5524 McCuloch Ave- Going to City Council for Final Map approval next month.
- VMT Update- City Council approved the Vehicle Miles Traveled update.
- PLHA Program- City Council approved a new project to help people who are at risk of homelessness.
- Community Development Department Activities for March- Gave a monthly update.
- Tony Bu- New Supervisor for Community Development introduced himself to the Planning Commission.

COMMENTS FROM COMMISSIONERS:

Vice-Chair O'Leary – None.
Commissioner Cordes – Nice to have the Mayor Visit and welcome Tony.
Chair Haddad – None.
Commissioner Guan – None.
Commissioner Lee – Absent.

ADJOURNMENT:

3. The Planning Commission Meeting was adjourned at 8:11 p.m.

Chair

Secretary