CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, June 11, 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 Liu, Management Analyst Coyne and Planning Secretary Scott.

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

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENTS: None

CONSENT CALENDAR:

1. Planning Commission Minutes of April 23, 2024.

Commissioner Cordes made a motion to approve the minutes of April 23, 2024, listed on the Consent Calendar. Seconded by Commissioner O'Leary 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 24-4522 A request for a time extension for Tentative Parcel Map No. 73888 and the associated site plan review approval. The project is a lot-split subdivision to create two parcels and to construct a new single-family residence on each of the parcels. The project was originally approved in 2016. The Planning Commission granted time extensions in 2018, 2019, and 2023.

Address:	5924 Reno Avenue
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL24-4522 subject to the proposed recommended conditions of approval.
Project Planner:	Hesty Liu hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Commissioner Cordes asked staff if any work has been done since 2016 and if the property is habitable.

Associate Planner Liu stated that the property owner has not done any work since the approval of Tentative Parcel Map.

Community Development Director Reimers stated that prior to the public hearing, code enforcement staff conducted an inspection of the property and did not report any issues. Staff observed two cars parked on the driveway and it appears that the property is occupied.

Commissioner Guan asked staff for clarification on the number of allowed extensions and asked if the proposed project has changed.

Associate Planner Liu stated that they can be granted up to six extensions for up to six years. This property was granted two extensions, and the proposed plan has not changed.

Peter Wang, owner, agreed with the conditions of approval.

Chair Haddad opened the period for public comments.

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

Commissioner Cordes made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 24-4522. The motion was seconded by Vice-Chair O'Leary and the motion carried by the following roll call vote:

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

3. PL 24-4504 A request for modification of a previously approved conditional use permit (PL 22-3442) to allow the installation of showers at a day spa in the City's Mixed-Use Medium Zone (MU-M).

Address:	5928 Temple City Boulevard
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL24-4504 subject to the proposed recommended conditions of approval.
Project Planner:	Andree Coyne acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Commissioner Cordes asked for clarification on the difference between a Massage Parlor and Day Spa.

Management Analyst Coyne stated that the business is classified as a Day Spa, and it will offer various types of skin treatments. A Massage business is strictly massage, if the business wants to offer massage in the future, it will require modification of the CUP.

Vice-Chair O'Leary asked staff if it is a norm for Day Spa businesses to have showers and if this is common in other cities with similar business.

Management Analyst Coyne stated that a similar business was approved a few years ago on Las Tunas Drive and it also has showers.

Commissioner Guan asked staff if the business is currently open.

Management Analyst Coyne stated that the business will not be operational until final inspections have been completed.

Chair Haddad commented that the services are more medical than beauty. He asked staff about the showers being ADA compliant and for a safety procedure if someone falls inside showers.

Wendy Sun, business owner, stated that business will perform medical procedures. She said that they own six other locations and there have not been any accidents reported with someone falling. Each room has a push-button for assistance. She agreed with all conditions of approval.

Chair Haddad opened the period for public comments.

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 24-4504. 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
RECUSE:	Commissioner – None
ABSENT:	Commissioner – Lee

UNFINISHED BUSINESS ITEM: None

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

- 9465 Las Tunas Drive- A Tentative Map application will be brought back to the Planning Commission to make adjustment to the parcels.
- 9450 Las Tunas Drive- Public Hearing is scheduled for June 25, 2024 for a Hardware store.
- 5946 Encinta Avenue- Landscaping is being done.
- 4447 Ellis Lane- Framing nearly complete.
- 5937 Primrose Avenue- Framing nearly complete.
- 4910 Encinita Avenue- Framing is nearly complete.
- 5134 Sereno Drive-Foundation is complete.
- 5826 Cloverly Avenue- Demolition is complete.
- Community Development Department Activities for April and May

COMMENTS FROM COMMISSIONERS:

Vice-Chair O'Leary – Thanked Commissioners for attending the last meeting in his absence.
Commissioner Cordes – Complemented the re-paving project staff.
Chair Haddad – Wished Happy Father' Day and announced the grand opening of the Temple City Park.
Commissioner Guan – Apologized for missing the last meeting.
Commissioner Lee – Absent.

ADJOURNMENT:

3. The Planning Commission Meeting was adjourned at 8:22 p.m.

Chair

Secretary