CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, June 25, 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, Community Development Supervisor Bu, Deputy City Attorney Gutierrez, Associate Planner Liu, and Planning Secretary Scott.
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENTS: None

CONSENT CALENDAR:

1. Planning Commission Minutes of June 11, 2024.

Vice-Chair O'Leary made a motion to approve the minutes of June 11, 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 – Lee
NOES:	Commissioner – None
ABSENT:	Commissioner – None

PUBLIC HEARING ITEM:

2. PL 24-4565 A request for a conditional use permit (CUP) for the establishment of a retail store (Ace Hardware) on the subject site. The business will occupy a 20,000 square-foot commercial building and operate between 6:00 AM and 10:00 PM, seven days a week. The CUP is necessary because the floor area of the retail store exceeds 10,000 square feet (Zoning Code 9-1H-2).

Address:	9450 Las Tunas Drive
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL24-4565 subject to the proposed recommended conditions of approval.
Project Planner:	Hesty Liu hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Commissioner Lee asked for clarification on Condition No. 8 which requires the submittal of a photometric study to demonstrate adequate lighting.

Community Development Director Reimers stated that a photometric study examines the intensity and extent of lighting power so that the project will have enough lighting but will not bleed into neighborhood properties.

Charley Wu, business representative, thanked the Planning Commission. He clarified that the hours of operation will be from 7:00 AM to 8:00 PM. He provided a brief description of the business operations and informed the Commission that it is anticipated that the store will have a "soft opening" around October. He agreed with the recommended conditions of approval.

Chair Haddad called to open the meeting for public comments.

Bin lee, resident, expressed concerns about noise, lighting, and traffic.

Willis Liu, resident, expressed his concerns about the proposed hours of operation, safety, and loading hours.

Chair Haddad called to close the meeting for public comments.

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

Commissioner Cordes asked the applicant about the number of employees and other products the business will sell, such as lumber.

Commissioner Guan asked the applicant about the loading and unloading schedule.

Commissioner Lee asked the applicant about delivery times and loitering within the parking lot.

Chair Haddad asked for clarification regarding the hours of operation at other locations.

Vice-Chair O'Leary asked the applicant about using a pallet jack or electric forklift.

Charley Wu, business representative, stated that there will be 10 to 20 employees, deliveries will be made twice a week, lumber sales are to be determined, and offered to coordinate truck deliveries with Ralphs.

Associate Planner Liu clarified that Condition No. 15 states that loitering on the site will be prohibited to all members of the public.

Commissioner Cordes made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 24-4565 with a modification to the conditions of approval to adjust the allowable hours of operation to 7:00 AM until 8:00 PM. 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, Chair Haddad
ABSTAIN:	Commissioner – None
RECUSE:	Commissioner – None
ABSENT:	Commissioner – None

UNFINISHED BUSINESS ITEM: None

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

Community Development Director Reimers gave an update on reinvigorating Las Tunas Drive (the Streetscape Program). He stated that the City Council approved a set of plans to repaint the street furniture and improve the lighting all along Las Tunas Drive and there will be some initiatives to help businesses create a pedestrian friendly environment. This information can be found on our city's website, newsletter, and digital board. There will be new pots, benches, and the utility boxes will be painted with public art.

COMMENTS FROM COMMISSIONERS:

Vice-Chair O'Leary – Wished everyone a Happy Fourth of July.
Commissioner Cordes – Wished everyone a Happy Fourth of July.
Chair Haddad – Thanked members of the public.
Commissioner Guan – Commented about the pavement improvement project regarding public safety.
Commissioner Lee – Happy to see everyone.

ADJOURNMENT:

3. The Planning Commission Meeting was adjourned at 8:24 p.m.

Chair

Secretary