CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, August 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: Cordes, Guan, Lee, Vice-Chair O'Leary
  - ABSENT: Chair Haddad
  - ALSO PRESENT: Community Development Supervisor Bu, Deputy City Attorney Gutierrez, Management Analyst Coyne, and Planning Secretary Scott.

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

- **Pledge of Allegiance**

REORGANIZATION OF THE PLANNING COMMISSION

- Community Development Supervisor Bu calls for nominations for a new Chair.

  Commissioner Cordes made a motion to nominate Vice-Chair O'Leary as the Chair of the Planning Commission. There were no other nominations. The motion was seconded by Commissioner Guan and was unanimously carried by the following votes:

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

- Chair O'leary conducts nominations for new Vice-Chair.

  Commissioner Guan made a motion to nominate Commissioner Lee for Planning Commission Vice-Chair. There were no other nominations. The motion was seconded by Commissioner Cordes and was unanimously carried by the following votes:

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

ORAL COMMUNICATIONS / PUBLIC COMMENTS: None

CONSENT CALENDAR:

1. Planning Commission Minutes of June 25, 2024.

Commissioner Cordes made a motion to approve the minutes of June 25, 2024, listed on the Consent Calendar. Seconded by Commissioner Guan and approved unanimously by the following votes:

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

PUBLIC HEARING ITEM:

2. PL 24-4670 - A time extension for a tentative parcel map and a major site plan review to allow the construction of a three-unit condominium complex.

Address:	9014 Pentland Street
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL24-4670 subject to the proposed recommended conditions of approval.
Project Planner:	Andrew Coyne

Management Analyst Coyne gave a brief presentation.

Commissioner Guan asked staff about locations of the entrance to the three units.

Chair O'Leary asked for clarification on the one-year extension.

Management Analyst Coyne stated the front unit's entrance is in the front yard facing Pentland Street and the entrances to the two rear units are from the driveway. The extension is for one year.

Peter Sy, project representative, agreed with all the conditions of approval.

Chair O'Leary called to open the meeting for public comments.

Commissioner Lee called to close the meeting for public comments.

Commissioner Guan made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 24-4670. The motion was seconded by Commissioner Cordes and the motion carried by the following roll call vote:

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

UNFINISHED BUSINESS ITEM: None

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

9465 Las Tunas Drive - An extension request has been received.
9450 Las Tunas Drive - Ace hardware is under construction and it is anticipated to open in late October.
5946 Encinita Avenue - Landscaping has been installed.
4478 Ellis lane- Project - Completed framing, electrical, plumbing, mechanical and exterior lathing.
5937 Primrose Avenue - Lathing is completed and drywall is being installed.
4910 Encinita Avenue - Framing and shear walls are completed.
5134 Sereno Drive – Foundation for 4-units is completed.

COMMENTS FROM COMMISSIONERS:

Chair O'Leary – Thanked fellow commissioners for electing him.
Commissioner Cordes – Congratulated new Chair and Vice-Chair.
Chair Haddad – Excused.
Commissioner Guan – None.
Vice-Chair Lee – Thanked Serge Haddad for his service and congratulated Chair O'Leary.

ADJOURNMENT:

3. The Planning Commission Meeting was adjourned at 7:50 p.m.

Chair

Secretary