CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, September 10, 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, Haddad, Vice-Chair Lee, Chair O'Leary
  - ABSENT:
  - ALSO PRESENT: Community Development Director Reimers, Community Development Supervisor Bu, Deputy City Attorney Gutierrez, Management Analyst Coyne, and Planning Secretary Scott.
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENTS: None

CONSENT CALENDAR:

1. Planning Commission Minutes of August 13, 2024.

Commissioner Cordes made a motion to approve the minutes of August 13, 2024, listed on the Consent Calendar. Seconded by Vice-Chair Lee and approved unanimously by the following votes:

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

PUBLIC HEARING ITEM:

2. PL 24-4700 - A time extension request for a tentative tract map to construct a four-story, mixed-use development at 9465 Las Tunas Drive, consisting of 46 residential condominium units, totaling 59,779 square feet, and 5,800 square feet of ground-floor retail space. The applicant is also requesting a modification to the tentative tract map to specify that the commercial and residential components will be separately owned.

Address: 9465 Las Tunas Drive

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL24-4700 subject to the proposed recommended conditions of approval.

Project Planner: Andrew Coyne

Management Analyst Coyne gave a brief presentation.

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

Ken Lee, applicant, stated that the reason for the delay to the project is that interest rates and construction costs have increased.

Vice-Chair Lee asked the applicant about the construction completion date.

Ken Lee, applicant, said that construction will take two years. The timeline was pushed back due to 13 tenants that had to go through the eviction process. He agreed with the conditions of approval.

Chair O'Leary inquired about the building permits for the commercial component of the project and why it was obtained first.

Ken Lee, applicant, stated that it was to break up the project into phases, but given the delay, they would start everything together.

Commissioner Lee called to close the meeting for public comments. Seconded by Commissioner Cordes.

Vice-Chair Lee made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 24-4700. The motion was seconded by Commissioner Haddad and the motion carried by the following roll call vote:

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

3. PL 24-4589 - Proposed Ordinance and Code Amendments to the City's provisions for telecommunication facilities including amendments to Section 9-1T-11 (Wireless Communication Facilities) and Section 6-4A (Telecommunication Facilities in the Public Right of Way)

Address: Citywide

Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL24-4700 subject to the proposed recommended conditions of approval.
Project Planner:	Tony Bu

Community Development Supervisor Bu gave a brief presentation.

Commissioner Haddad asked staff for clarification on the finding that states, "Wireless Facilities can pose a threat to public health and safety due to the location and placement" and he also inquired about the frequency of new applications.

Community Development Director Reimers stated that the statement that wireless facilities could pose a threat to public health and safety could be true. The point of the wireless industry federal and local law is to mitigate these risks. Federal regulations outline specific safety standards that must be followed. City staff adhere to both federal and state law when processing applications. While new applications are infrequent, any submitted will undergo a public hearing.

Commissioner Guan asked for clarification on wireless facility ownership- whether they are owned by a single carrier or shared among multiple carriers.

Community Development Director Reimers stated that each facility is owned by one entity, which then leases space to other carriers.

Community Development Supervisor Bu stated that a new provision has been established for privately owned wireless facilities on properties such as schools. These facilities are not required to comply with the height restrictions but must be located at least 200 feet away from any public street or residential properties.

Commissioner Cordes asked staff whether the construction of a new structure alongside an existing one would be considered a new facility.

Community Development Supervisor Bu clarified that the proposed provision allows for a new facility only if an existing one at the site is removed.

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

Commissioner Haddad called to close the meeting for public comments. Seconded by Commissioner Guan.

Commissioner Guan made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 24-4700. The motion was seconded by Commissioner Cordes and the motion carried by the following roll call vote:

AYES: Commissioner – Cordes, Guan, Haddad, Vice-Chair Lee, Chair O'Leary

ABSTAIN: Commissioner – None
RECUSE: Commissioner – None
EXCUSED: Commissioner – None

UNFINISHED BUSINESS ITEM: None

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

9465 Las Tunas Drive – Extension was granted.
9450 Las Tunas Drive – Sign and Trellis has been installed.
5946 Encinita Avenue – Building final has been given.
4910 Encinita Avenue – Interior is being worked on.
5935 Kauffman – Slab has been poured.
5826 Cloverly – Property is for sale.
Community Development Activities for the month of August.

COMMENTS FROM COMMISSIONERS:

Chair O'Leary – Thanked staff and youth committee.
Commissioner Cordes – Commented about the curb work being done on Baldwin.
Chair Haddad – Commented about the new business at the former 99-Cents Only store location.
Commissioner Guan – Commented about the street rehabilitation program.
Vice-Chair Lee – None

ADJOURNMENT:

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

Chair

Secretary