CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, December 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
  - EXCUSED: None
  - ALSO PRESENT: Community Development Supervisor Bu, Deputy City Attorney Gutierrez, Associate Planner Gulick and Planning Secretary Scott.
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENTS: None

CONSENT CALENDAR:

1. Planning Commission Minutes of October 8, 2024.

Commissioner Cordes made a motion to approve the minutes of October 8, 2024, listed on the Consent Calendar. Seconded by Commissioner Guan 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 24-4711 A request for a conditional use permit to establish a tutoring business in the City's Downtown Commercial (DC) District. The business will occupy a 3,516 square-foot commercial building. The business would offer tutoring for up to 20 middle and high school students on Tuesday from 3:30 PM to 8:00 PM, and Sunday from 9:00 AM to 8:20 PM. Office hours would occur on Wednesday, Friday, and Saturday from 1:00 PM to 6:00 PM.

Address:	9525 Las Tunas Drive
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL24-4711 subject to the proposed recommended conditions of approval.
Project Planner:	Adam Gulick

Associate Planner Gulick gave a brief presentation.

Commissioner Guan and Vice-Chair Lee asked for clarification on the proposed hours of operation.

Helen Hsu, applicant, agreed with the conditions of approval and confirmed that tutoring activities will operate on Tuesdays and Sundays only.

Commissioner Cordes asked the applicant to clarify the proposed business activities.

Hele Hsu, applicant gave a brief explanation about the business. She explained that it will be a tutoring center focused on math and engineering for middle and high school students.

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

Commissioner Haddad thanked the applicant.

Commissioner Cordes is in favor of the business.

Commissioner called to close the meeting for public comments. Seconded by Vice-Chair Lee.

Commissioner Guan made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 24-4711. 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:

Community Development Supervisor Bu gave a brief presentation.

9450 Las Tunas Drive – Opened for business.
4447 Ellis Lane– Stucco is being applied.

5937 Primrose Avenue – Exterior finishes are being applied.
4910 Encinita Avenue – Finish paint being applied.
5410 Sereno Drive – Unit 5-4 exterior lath is complete; Units 3-2 exterior lath is being applied and Unit 1 undergoing framing.
5935 Kauffman Avenue – Framing is going up.
5826 Cloverly Avenue – For sale.
9040 Broadway Avenue– Finish paint coat applied, landscaping underway.
5922 Encinita Avenue – Undergoing framing.
5938 Alessandro Avenue – In plan check.
Community Development activities for the month of November.

OTHER ITEMS:

Las Tunas Drive Streetscape-

- Benches and trashcans will begin installation, December 23.
- Painting Street lights & and Traffic Signals expanded to include other streets.
- LED retrofit (Las Tunas Drive) complete.
- Landscape & Pots: Notice inviting bids coming soon.

City Hall Roof and HVAC Replacement update.
Roof & HVAC complete

- Westside of City Hall.
- Council Chambers.
- Community room.

Sereno Park-Escrow has closed.
9050 Las Tunas-

- Former Chamber of Commerce office.
- Met with Ad Hoc in November.
- Will present options to City Council in January.

COMMENTS FROM COMMISSIONERS:

Chair O'Leary – Wished everyone a Merry Christmas.
Commissioner Cordes – Wished everyone a Merry Christmas.
Commissioner Haddad – Wished everyone Happy Holidays.
Commissioner Guan – Hope everyone had a good Thanksgiving.
Vice-Chair Lee – None

ADJOURNMENT:

4. The Planning Commission Meeting was adjourned at 8:09 p.m.

Chair

Secretary