CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, January 28, 2025, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

- **Call to Order**
- **Roll Call:**
  - PRESENT: Cordes, Haddad, Chair O'Leary
  - EXCUSED: Guan, Lee
  - ALSO PRESENT: Community Development Supervisor Bu, Deputy City Attorney Gutierrez, Associate Planner Gulick and Planning Secretary Scott.

Commissioner Haddad moved to excuse Commissioner Guan and Vice-Chair 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 December 10, 2024.

Commissioner Haddad made a motion to approve the minutes of December 10, 2024, listed on the Consent Calendar. Seconded by Commissioner Cordes and approved unanimously by the following votes:

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

PUBLIC HEARING ITEM:

2. PL 25-4882 Advisory input regarding pre-approved accessory dwelling units (ADUs)

Address:	9701 Las Tunas Drive
Recommendation	Provide feedback on ADU plans prepared by the San Gabriel Valley Council of Governments (SGVCOG) and recommend City Council approve the proposed plans included in the City's pre-approved ADU program.
Project Planner:	Andrew Coyne

Associate Planner Coyne gave a brief presentation.

Commissioner Haddad asked staff if the ADUs are required to be fire-rated.

Community Development Director Reimers explained that Temple city is not in the fire zone, so the building code does not mandate fire-rated materials.

Chair O'Leary expressed support for the design plan and inquired if he could submit his own plan and still expect the process to take 30 days.

Commissioner Cordes sought clarification on eliminating the architect and owner-builder process.

Community Development Director Reimers clarified that an architect would still be required, and a property owner could pull a permit.

Community Development Supervisor Bu explained the city's website would feature a platform for designers, allowing residents to select designers and contact them directly.

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

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

Commissioner Cordes made a motion recommending that the City Council approve file PL 25-4882. The motion was seconded by Commissioner Haddad and the motion carried by the following roll call vote:

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

UNFINISHED BUSINESS ITEM: None

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

Update on windstorm response effort.
4447 Ellis Lane– Stucco is complete.

5937 Primrose Avenue – exterior finishes complete.
4910 Encinita Avenue – finish paint coat being applied.
5410 Sereno Drive – Stucco is complete.
5935 Kauffman Avenue – framing is going up.
9040 Broadway Avenue – finish paint coat applied.
5922 Encinita Avenue – framing ongoing.
5826 Cloverly Avenue – For sale/Permits issued.
5938 Alessandro Avenue – Permits ready to be issued.
9465 Las tunas Drive- Permits issued.
Community Development activities for the month of December.

OTHER ITEMS:

Las Tunas Drive Streetscape

- Benches and trashcans: installation is complete.
- Painting streetlights & traffic signals: completed & expanded
- LED retrofit: completed & expanded.
- Landscape & Pots: New pots on order.
- Metal entry signs and new street poles: In bidding phase
- Utility Box Art: City Council in February on March.

City Hall and HVAC Replacement-done
Sereno Park-

- Item on City Council agenda to hire a consultant.

9050 Las Tunas-

- Will present options to City Council in February.

COMMENTS FROM COMMISSIONERS:

Chair O'Leary – Thanked staff for their work.
Commissioner Cordes – Glad to see everyone.
Commissioner Haddad – None
Commissioner Guan – Excused.
Vice-Chair Lee – Excused.

ADJOURNMENT:

4. The Planning Commission Meeting was adjourned at 8: 40p.m.

Chair

Secretary