



CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING

Tuesday August 24, 2021, 7:30 P.M.

Via Teleconference

www.templecity.us

OPENING MATTERS:

▪ Call to Order

Chair Cordes called the Planning Commission Regular Meeting to order at 7:30 p.m. telephonically using the GoToMeeting application.

▪ Roll Call:

▪ PRESENT: Haddad, Lee, O'Leary, Vice-Chair Guan, Chair Cordes

▪ ABSENT:

▪ ALSO PRESENT, Community Development Reimers, Deputy City Attorney Thuyen, Management Analyst Coyne and Planning Secretary Scott.

▪ Pledge of Allegiance

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of July 27, 2021.

Commissioner Haddad made a motion to approve the minutes of July 27, 2021, listed on the Consent Calendar with a correction. Seconded by Vice-Chair Guan and approved unanimously by the following votes:

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

PUBLIC HEARING ITEM:

2. PL 21-2876 A conditional use permit to allow the establishment of a day spa at 9511 Las Tunas Drive.
Address: 9511 Las Tunas Drive
- Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-2876 subject to the proposed conditions of approval.
- Project Planner: Andrew Coyne, Management Analyst
acoyn@templecity.us

Management Analyst Coyne gave a brief presentation.

Chair Cordes opened the public comments.

Yuri Ding, applicant, stated he agreed to the conditions of approval.

Commissioner Haddad moved to close the public comments. The motion was seconded by Vice-Chair Guan.

The Commissioners made final comments.

Vice-Chair Guan made a motion to approve file PL 21-2876, and adopt the resolution subject to the conditions of approval, with the modification that condition 12 be deleted, condition 13 be modified to state that doors must always be kept unlocked. Seconded by Commissioner Haddad and carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

3. **Community Development Director**

Community Development Director Reimers announced that the planning entitlements for 5565 Rosemead Boulevard were approved, and the owner has submitted for plan check. The proposed 26-unit, apartment building at Rancho Real Road and Rosemead Boulevard is progressing and will go to a Director’s Hearing by the end of the year. The City adopted a pre-application submittal process with the new zoning code. This process allows a developer to submit a set of plans and receive preliminary comments from building, planning and fire on

issues that might come up during the process. There is another proposed project which is located at the northwest corner of Las Tunas Drive and Cloverly Avenue. The project owner proposes to demolish the shopping center (leaving the bakery at the corner) and constructing a 4-story, mixed-use building. Regarding the Housing Element, Mr. Reimers stated that the city received informal comments from the Department of Housing and Community Development on August 11. As many of these were corrected as possible, and a revision was resubmitted on August 18. The City should be receiving a set of formal comments from the state next week. Once the comments have been received and the Housing Element is revised accordingly, the document will be brought back to the Planning Commission and City Council.

4. Comments from Commissioners

Commissioner Haddad – Announced that school is back in session and it's nice to see everyone.

Commissioner O'Leary – No comments

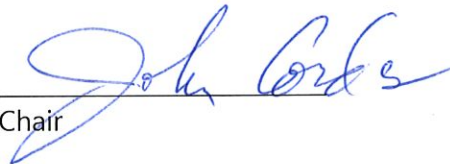
Vice-Chair Guan – Stated she cannot wait to see the new projects.


Chair Cordes- Encouraged everyone to get vaccinated.

Commissioner Lee – No Comments

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 8:13 p.m.


Chair


Secretary