



CITY OF TEMPLE CITY

# PLANNING COMMISSION MINUTES

## REGULAR MEETING

Tuesday May 24, 2022, 7:30 P.M.

City Council Chambers, 5938 Kauffman Avenue, Temple City

[www.templecity.us](http://www.templecity.us)

### OPENING MATTERS:

#### ▪ Call to Order

##### Roll Call:

- PRESENT: Lee, O'Leary, Vice-Chair Guan, Chair Cordes
- ABSENT: Haddad
  
- ALSO PRESENT: Community Development Director Reimers, Deputy City Attorney Gutierrez, Associate Planner Gulick and Planning Secretary Scott.

Commissioner O'Leary moved to excuse Commissioner Haddad for due cause. Seconded by Commissioner Lee and unanimously carried.

#### ▪ Pledge of Allegiance

### ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

### CONSENT CALENDAR:

1. Planning Commission Minutes of May 10, 2022.

Commissioner Lee made a motion to approve the minutes of May 10, 2022, listed on the Consent Calendar. Seconded by Vice-Chair Guan and approved by the following votes:

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

**PUBLIC HEARING ITEM:**

2. PL 21-3052 A request to modify a conditional use permit to extend the hours of operation from 11:00 p.m. to 1:30 a.m., on Friday and Saturday.  
Address: 9619 Las Tunas Drive
- Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and denying File PL 21-3052 without prejudice.
- Project Planner: Adam Gulick  
[agulick@templecity.us](mailto:agulick@templecity.us)

Associate Planner Gulick gave a brief presentation.

Chair Cordes asked City Attorney Gutierrez to clarify "denied without prejudice".

City Attorney Gutierrez gave clarification of the meaning "denied without prejudice". She stated that it will allow the applicant to come back and apply at a later time, but they do not need to wait two years, which is the time to wait if the CUP is denied.

Chair Cordes opened the hearing for public comment.

Xin Sheng, business owner, stated he would place a sign on the back notifying patrons to park in the front to minimize noise, and they will ask the employees not to make noise when they dispose of the trash. They are planning to remove the exterior speakers. The owner is happy to keep the business and is willing to work with the City. He does not want to have a hostile environment with neighbors. In addition, he stated that the business will suffer a great loss if the hours are cut to 11:00 p.m. because most of the clients come after 9:00 p.m. The business will lose about 50 percent of its revenue.

Commissioner O'Leary asked if the applicant knew about the evidence that was presented to them.

Mr. Reimers stated that the applicant had an opportunity to present this plan two weeks ago and at this time the Planning Commission has already voted to move forward with a denial.

Commissioner O'Leary moved to close the public comments. The motion was seconded by Commissioner Lee.

Commissioner Lee asked when the applicant can re-apply if it is denied without prejudice.

Mr. Reimers stated that they can apply the following week.

Commissioner Lee made a motion to deny without prejudice file PL 21-3052. Seconded by Vice-Chair Guan carried by the following roll call vote:

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

**FUTURE AGENDA ITEMS AND REPORTS:**

**3. Community Development Director’s Report**

None.


**4. Comments from Commissioners**

Commissioner Haddad – Absent  
Commissioner Lee – Attended the Camellia Festival.  
Commissioner O’Leary – Celebrated grandson’s 5<sup>th</sup> birthday.  
Vice Chair Guan – No comments.  
Chair Cordes – Went to the library’s soft opening.

**ADJOURNMENT:**

5. The Planning Commission Meeting was adjourned at 7:57 p.m.

  
Chair

  
Secretary