



CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING

Tuesday June 28, 2022, 7:30 P.M.

City Council Chambers, 5938 Kauffman Avenue, Temple City

www.templecity.us

OPENING MATTERS:

▪ **Call to Order**

▪ **Roll Call:**

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

▪ **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of June 14, 2022.

Commissioner Haddad made a motion to approve the minutes of June 14, 2022, listed on the Consent Calendar. Seconded by Commissioner O'Leary and approved by the following votes:

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

PUBLIC HEARING ITEM:

2. **PL 22-3320** A conditional use permit for the establishment of a martial arts studio.

Address: 5915 Oak Avenue

Recommendation: Adopt the attached resolution finding that the project is exempt from

CEQA and approving File 22-3320 subject to the recommended conditions of approval.

Project Planner: Andrew Coyne

Community Development Director Reimers gave a brief presentation.

Commissioner Haddad asked if there will be a place where parents can stand and observe or watch students.

Chair Cordes opened the hearing for public comment.

Changhui Liang, applicant, stated that they can watch through the glass window because of Covid restrictions. He agreed with all conditions of approval.

Pierce Tsao, property owner, asked the Planning Commission to approve the project.

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

Commissioner Haddad asked if there will be a changing room for students.

Changhui Liang, stated that there is a bathroom; this will be considered for the future.

Commissioner O'Leary made a motion to approve file PL 21-3320. Seconded by Commissioner Lee 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:

4. Community Development Director's Report

Mr. Reimers announced that building where the facade collapsed at 9441-9541 Las Tunas has re-opened. Red and yellow tags have been removed so tenants can occupy those spaces. 5570 Rosemead, mixed used project is under construction. 9465 Las Tunas is expected to be presented at the next meeting. Building permits have been issued for 5665 Rosemead (Chuze Fitness) to start construction. The third draft of the Housing Element was submitted May 12. Also the Multi-Family Objective Design will be on the agenda next meeting. Casa Robles is proposing a 23 single-family subdivision. The Developer is planning to sell the units, this project may come to

the Planning Commission in the fall. The City Council has approved the budget for next fiscal year. City Council at their second meeting in July wants to review community preservation practices and policies. Other items in the Department's work plan include revised ADU ordinance, update condominium and subdivision ordinance, an impact fee ordinance will be proposed to move forward some of the policies on the general plan, an inclusionary housing ordinance which is funded by the COG (Council of Government). The building code will be updated in December.

5. Comments from Commissioners

Commissioner Haddad – Asked for a water use efficiency discussion.

Commissioner Lee – No comments


Commissioner O'Leary – Wished everyone a happy July 4th of July.

Vice Chair Guan – Asked for ADU update.

Chair Cordes – Wished everyone a happy and sane 4th of July.

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 8:03 p.m.


Secretary


Chair