



CITY OF TEMPLE CITY

# PLANNING COMMISSION MINUTES

## REGULAR MEETING

Tuesday November 9, 2022, 7:30 P.M.

### OPENING MATTERS:

- **Call to Order**

- **Roll Call:**

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

- ABSENT:

- ALSO PRESENT, Community Development Director Reimers, Associate Planner Liu, and Planning Secretary Scott.

- **Pledge of Allegiance**

### ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

### CONSENT CALENDAR:

1. Planning Commission Minutes of October 11, 2022.

Commissioner Cordes made a motion to approve the minutes of October 11, 2022, listed on the Consent Calendar. Seconded by Vice-Chair Haddad and approved unanimously by the following votes:

AYES: Commissioner – Cordes, Lee, O'Leary, Vice-Chair Haddad, Chair Guan

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – None

### PUBLIC HEARING ITEM:

2. PL 22-3606 A request for a conditional use permit for the expansion of an existing tutoring business (dance studio). The business currently occupies a floor area of 1,500 square feet and operates Tuesday through Sunday from 12:00 p.m. to 8:00 p.m. The proposal is to expand the

business by 2,100 feet for a total of 3,600 square feet. The proposal also includes expanding the hours of operation until 9:00 p.m.

Address: 9534, 9536 Las Tunas Drive

Recommendation Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 22-3606 subject to the recommended conditions of approval.

Project Planner: Hesty Liu, Associate Planner  
hliu@templecity.us

Associate Planner Liu gave a presentation.

Commissioner Lee asked about removal of the back door for exit and entrance. Is there a safety issue?

Mrs. Liu stated that it needs to be removed because the size of the landing is not up to code. It is also encroaching into the right of way. If the applicant applies for permit for a new landing, the city cannot approve it because of the encroachment.

Mr. Reimer added that the door can be relocated to the side.

Chair Guan asked about tenant improvement.

Mrs. Liu replied that the applicant is in the process of preparing a tenant improvement plan and will apply for a building permit.

Chair Guan opened the public comments.

Siqi Yu, applicant agreed with all the conditions of approval. The business needs to expand to add more students. She stated that boy students would need more room for their dances.

Commissioner O'Leary asked about the color of the building exterior.

Siqi Yu replied that the color will be white.

Commissioner Lee asked if people could see into the new studio.

Mr. Reimers stated that the new storefront will allow people to view the studio from the outside.

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

Commissioner Lee is in support of the business' request.

Commissioner Cordes is in support of the business' request.

Commissioner Lee made a motion to adopt a resolution approving file PL 22-3606 subject to the recommended conditions of approval. Seconded by Vice-Chair Haddad carried by the following roll call vote:

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

**FUTURE AGENDA ITEMS AND REPORTS:**

**4. Community Development Director**

Mr. Reimers stated that Chair Guan and Commissioner Cordes went to see the project at 5570 Rosemead Boulevard. They walked to the top, court area and the store front. The building is topped out, 95 percent of the framing was done, and they have started the drywall. The project at 9465 Las Tunas Drive, submitted for grading plans. Improvements are almost done at 9334 Lower Azusa Road. They are now working on landscaping. Interior framing has begun at 5300 Rosemead Boulevard, (former Temple City Motor Sports). The multi-family objective design standards are going to City Council on December 6, 2022. Regarding Casa Robles, staff is working on the contract with the environmental consultant. The contract will go to City Council on November 15, 2022. The update to the building code is scheduled for action on November 15, 2022. Series C Code Amendments are scheduled for November 29. He also gave a report on the Community Development Department’s activities for the month of October. He also stated that the state is offering \$3,000 grants for seismic retrofitting work.

**5. Comments from Commissioners**

Vice-Chair Haddad – No comments.

Commissioner O’Leary – Wished Council Member Tom Chavez Happy Birthday.

Chair Guan – Thanked Commissioner Cordes for his service as veteran.


Commissioner Cordes – Wished everyone a Happy Thanksgiving.

Commissioner Lee – No comments.

**ADJOURNMENT:**

6. The Planning Commission Meeting was adjourned at 8:11 p.m.

  
Chair

  
Secretary