



CITY OF TEMPLE CITY

# PLANNING COMMISSION AGENDA

## REGULAR MEETING

Tuesday, April 25, 2023, 7:30 P.M.

City Council Chambers, 5938 Kauffman Avenue, Temple City  
[www.templecity.us](http://www.templecity.us)

### ***PROCEDURE TO ADDRESS THE PLANNING COMMISSION:***

*If you wish to address the Planning Commission, please complete a Speaker Request Form, indicating the agenda item number and submit it to the Planning Secretary. There will be a maximum 20-minute period for comments on any subject with a 3-minute time limit on each speaker, unless waived by the Planning Commission. You have the opportunity to address the Planning Commission at the following times:*

**AGENDA ITEM** - at the time the Planning Commission considers the agenda item.

**NON-AGENDA ITEM** - at the time for PUBLIC COMMENTS. Please note that while the Planning Commission values your comments, pursuant to the Brown Act, the Planning Commission cannot take action on any item not listed on the agenda.

*The listing of any item on the agenda includes the authority of the Planning Commission to take action on such item and to approve, disapprove, or give direction on any item.*

**CALL TO ORDER:** Chair Guan

**ROLL CALL:** Cordes, Lee, O'Leary, Vice-Chair Haddad

**PLEDGE OF ALLEGIANCE:**

**PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA:**

The Planning Commission will now hear public comments regarding items not listed on the agenda. The procedure to address the Planning Commission is highlighted on the first page of this agenda. This section is limited to 20 minutes total.

**CONSENT CALENDAR:**

All Consent Calendar items may be approved in a single motion as recommended unless removed for further discussion. If members of the Planning Commission or persons in the audience wish to discuss any matters listed on the Consent Calendar, please address them at this time.

PLANNING COMMISSION AGENDA  
APRIL 25, 2023

The Planning Commission is requested to review and approve:

1. [Minutes of the Planning Commission Meeting of March 28, 2023.](#)

**PUBLIC HEARINGS ITEMS:**

2. PL 23-3908 A request for a time extension for Tentative Parcel Map No. 78276 and the associated site plan review. The project is a flag lot subdivision for two parcels with a new single-family residence on each parcel. The project was originally approved on September 24, 2019, granting the standard approval of two years. Assembly Bill 1561 extended the entitlement an additional 18 months, extending the tentative map to March 24, 2023.

Address: 5409 Baldwin Avenue

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 23-3908 subject to the proposed conditions of approval.

Staff Report [Link](#)

Project Planner: Adam Gulick  
[agulick@templecity.us](mailto:agulick@templecity.us)

3. PL 22-3573 A request for approval of a tentative parcel map and site plan review to allow the construction of three detached condominium dwelling units

Address: 5935 Kauffman Avenue

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 22-3573 subject to the recommended conditions of approval.

Staff Report [Link](#)

Project Planner: Adam Gulick  
[agulick@templecity.us](mailto:agulick@templecity.us)

4. PL 23-4011 A request for a time extension for Tentative Parcel Map No.83171 and the associated site plan review. The project is a condominium subdivision consisting of one existing dwelling and two new dwelling units. The project was approved on March 23, 2021. The property is located in the R-3 Zone which is designated for high-density residential developments.

Address: 5937 Primrose Ave

PLANNING COMMISSION AGENDA  
APRIL 25, 2023

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 23-4011 subject to the recommended conditions of approval.

Staff Report [Link](#)

Project Planner: Hesty Liu  
[hliu@templecity.us](mailto:hliu@templecity.us)

5. PL 22-3515 A conditional use permit to modify the floor plan for an existing restaurant (Northern Café) to create four VIP rooms and one private dining area. The applicant also proposed karaoke entertainment as incidental use for the VIP rooms. The project pertains to an existing full-service restaurant which was approved in 2009.

Address: 9608 Las Tunas Drive

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 22-3515 subject to the recommended conditions of approval.

Staff Report [Link](#)

Project Planner: Hesty Liu  
[hliu@templecity.us](mailto:hliu@templecity.us)

6. PL 22-3733 A request for a conditional use permit to establish a tutoring center in the City's Downtown Core Commercial District (DC). The business proposes to occupy a floor area of approximately 5,227 square feet and conduct tutoring classes from 1:00 PM to 8:30 PM, seven days a week. The classes include sketching, painting, photography, and after-school programs. The proposed maximum number of employees at any given time is five and the proposed maximum number of students at any given time is 30 students.

Address: 9611 Las Tunas Drive

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 22-3733 subject to the recommended conditions of approval.

Staff Report [Link](#)

Project Planner: Hesty Liu  
[hliu@templecity.us](mailto:hliu@templecity.us)

**PLANNING COMMISSION AGENDA**  
**APRIL 25, 2023**

7. PL 23-3896 An ordinance amending Section 9-1T-21 (Urban Dwellings and Urban Lot Splits) of the Municipal Code related to SB-9.

Address: Citywide

Recommendation: Adopt the attached Resolution (Attachment 1) recommending that the City Council adopt the proposed ordinance (Exhibit A of Attachment 1).

Staff Report [Link](#)

Project Planner: Scott Reimers  
[sreimers@templecity.us](mailto:sreimers@templecity.us)

**UNFINISHED BUSINESS ITEM: NONE**

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:**

- 5665 Rosemead Boulevard
- 5570 Rosemead Boulevard
- 9465 Las Tunas Drive
- 9441 Las Tunas Drive
- 9818-9824 Longden Avenue
- 9334 Lower Azusa Road
- 5300 Rosemead Blvd
- Multi-Family Objective Design Standards
- Casa Robles
- Inclusionary Housing Ordinance
- Other Work Program Items
- Community Development Department Activities

**COMMENTS FROM COMMISSIONERS:**

**ADJOURNMENT:**

Adjourn to a Planning Commission Meeting on Tuesday, May 23, 2023, at 7:30 p.m.

If you wish to appeal any decision of the Planning Commission, you must do so within 15 days of the Planning Commission action. Please contact the Community Development Department for information regarding the appeal process.

If you challenge any action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

A copy of the Planning Commission agenda packet, staff reports and supporting documents and any materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for review by the public

PLANNING COMMISSION AGENDA  
APRIL 25, 2023

in the Community Development Department located at Temple City City Hall, 9701 Las Tunas Drive. City Hall office hours are 7:30 a.m. to 5:00 p.m., Monday through Friday. If you have any questions regarding a particular project please contact the project planner.

If, due to disability, you require special accommodations to attend or participate in a Planning Commission meeting, please contact the Community Development Department, (626) 656-7316, at least one business day prior to the scheduled meeting so staff may assist you.

*I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the Civic Center bulletin board not less than 72 hours prior to the meeting.*

*Sandra Scott, Secretary*

*Signed and Posted: April 21, 2023 (5:00 p.m.)*