



CITY OF TEMPLE CITY

# PLANNING COMMISSION AGENDA

## REGULAR MEETING

Tuesday, May 26, 2020, 7:30 P.M.

City Council Chambers, 5938 Kauffman Avenue, Temple City

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

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, cities are allowed to hold Planning Commission Meetings via teleconferencing and members of the public can observe and address the meeting telephonically or electronically.

To listen to the meeting telephonically, please call 1- (872) 240-3212, Access Code 950-367-637

### **PROCEDURE TO ADDRESS 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 Commission cannot take action on any item not listed on the agenda;
- **PUBLIC HEARING:** at the time for public hearings under PUBLIC HEARING

#### **PUBLIC COMMENT CAN BE MADE BY FOLLOWING THE PROTOCOLS BELOW:**

- Telephonically by calling 1-872-240-3212, Access Code: 950-367-637. Please request to speak using the "chat" function and identify the item(s) you wish to speak on. Your microphone will be unmuted during one of the comment periods outlined above; or
- Email comments to [scott@templecity.us](mailto:scott@templecity.us) and identify the item you wish to comment in the subject line. Emails will be accepted after the start of the meeting and before the Chair closes public comment at the end of the meeting. Emailed comments will be read aloud by the Planning Secretary for up to three minutes.

**PUBLIC COMMENT REQUESTS OR EMAILS RECEIVED OUTSIDE OF THE COMMENT PERIOD OUTLINED ABOVE WILL NOT BE INCLUDED IN THE RECORD.**

## OPENING MATTERS:

- **Call to Order**
- **Roll Call:** Cordes, Guan, O'Leary, Vice-Chair Haddad, Chair Lee
- **Pledge of Allegiance**

## ORAL COMMUNICATIONS / PUBLIC COMMENT:

For individuals wishing to address the commission on matters not on the agenda

**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.

1. [Planning Commission Meeting of May 12, 2020.](#)

**PUBLIC HEARINGS ITEMS:**

2. [PL 20-2306 A request for a time extension for Tentative Parcel Map No. 74097 and the associated site plan review. The project is a lot split subdivision for the improvement of a new, two-story, single-family dwelling on each parcel. The project was originally approved in 2018.](#)

Address: 6034 Sultana Avenue

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 20-2306 subject to the recommended conditions of approval.

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

3. [PL 18-1644 A request for approval of a tentative parcel map and a major site plan review to construct three detached condominium units.](#)

Address: 9040 Broadway

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 18-1644 subject to the recommended conditions of approval.

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

4. [PL 20-2354 General Plan Annual Progress Report 2019](#)

Address: Citywide

Recommendation: Review the latest progress on the implementation of the General Plan and recommend to the City Council approving the annual report.

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

5. [File 20-2389 Amend the Traffic Threshold of Significance for California Environmental Quality Act \(CEQA\) to Vehicle Miles Traveled \(VMT\) Rather than Level of Service \(LOS\).](#)

Address: Citywide

Recommendation: Adopt the attached resolution recommending that the City Council find that the action is exempt from CEQA and adopt the proposed thresholds of significance.

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

**FUTURE AGENDA ITEMS AND REPORTS:**

6. **Planning Manager's Report**

Update on current projects and future agenda items.

7. **Comments from Commissioners**

**ADJOURNMENT:**

8. Adjourn to a Planning Commission Meeting on Tuesday, June 9, 2020 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 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.

PLANNING COMMISSION AGENDA  
MAY 26, 2020

*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: May 21, 2019 (5:00 p.m.)*