



CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING

Tuesday June 22, 7:30 P.M.

Via Teleconference

www.templecity.us

OPENING MATTERS:

▪ **Call to Order**

Chair Haddad called the Planning Commission Regular Meeting to order at 7:30 p.m. telephonically using the GoToMeeting application.

▪ **Roll Call:**

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

▪ ABSENT:

▪ ALSO PRESENT: Community Development Director Reimers, Associate Planner Gulick, Management Analyst Coyne, Deputy City Attorney Thuyen and Planning Secretary Scott.

▪ **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of May 11, 2021.

Commissioner O'Leary made a motion to approve the minutes of May 11, 2021, listed on the Consent Calendar. Seconded by Commissioner Guan and approved by the following votes:

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

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – None

PUBLIC HEARING ITEMS:

2. PL 21-2818 A conditional use permit for the establishment of an art studio/tutoring business in the Downtown Core Commercial District.

Address: 9570 Las Tunas Drive

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-2818 subject to the proposed conditions of approval.

Project Planner: Hesty Liu
hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Cindy Chung, designer agreed with all conditions of approval.

Chair Haddad opened the public comment.

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

Vice-Chair Cordes made a motion to adopt a resolution approving file PL 21-2818. Seconded by Commissioner Lee and carried by the following roll call vote:

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

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – None

3. NEW BUSINESS

Tandem Parking in the Multi-Family Zones.

Community Development Director Reimers gave a brief presentation in regards to tandem parking.

Commissioner Guan does not agree with non-tandem vehicle elevator parking, because of the cost, unless the city has done some research to show that is durable and reliable. The tandem parking should be an option for developers.

Commissioner Lee is in favor of tandem parking to use the land more efficiently.

Vice-Chair Cordes stated tandem parking might reduce the value on properties in multi-family units creating problems for tenants. The elevator concept is also a concern because in case there is an emergency, people might not be able to get out.

Commissioner O'Leary said that it could be an option for the developers.

Chair Haddad believes that the City should focus on the aesthetics. The developer should add their own creative solution for their projects. The design should be up to the buyer. He believes if it is hidden away then it should not be a problem.

Mr. Reimers stated that City is trying to come up with an alternative or a code amendment.

Chair Haddad opened the public comment.

Secretary Scott read a public comment by e-mail.

Two callers (Kamen Lai and Eric Tsang) made public comments in regards to tandem parking.

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

Commissioners made their final comments.

FUTURE AGENDA ITEMS AND REPORTS:

4. Community Development Manager Report

Mr. Reimers announced that there will be a joint study session of the Planning Commission and City Council on July 20 to discuss the Housing Element and members of the Community are invited. He also stated that the re-organization for the Planning Commission will be done at their next regular meeting.

5. Comments from Commissioners

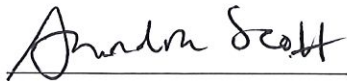
Vice-Chair Cordes – Wished happy belated Father's Day.
Commissioner Guan – No comments.
Commissioner O'Leary – Asked when the office will open.
Chair Haddad – Wished everyone a happy Father's Day.
Commissioner Lee – Announced that he was sworn in for another term.

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 8:47 p.m.

A handwritten signature in blue ink, consisting of several overlapping loops and a diagonal stroke, positioned above a horizontal line.

Chair

A handwritten signature in black ink, appearing to read 'Annam Scott', positioned above a horizontal line.

Secretary