



REGULAR MEETING

Tuesday, January 25, 2022, 7:30 P.M.

Via Teleconference

www.templecity.us

Pursuant to AB 361, signed by Governor Newsom on September 16, 2021, cities are allowed to hold City Council 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 (646) 749-3122, Access Code 136-029-789

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 (646) 749-3122, Access Code: 136-029-789. 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 sscott@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:** Haddad, Lee, O'Leary, Vice-Chair Guan, Chair Cordes
- **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 Minutes of January 11, 2022.](#)

PUBLIC HEARINGS ITEM:

2. PL 21-3120: A request for a conditional use permit to establish a bar with ancillary karaoke entertainment in the Downtown Core Commercial District operating until 2:00 a.m.

Address: 9568 Las Tunas Drive

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-3120 subject to the recommended conditions of approval.

Link to [Staff Report.](#)

Project Planner: Hesty Liu
hliu@templecity.us

3. PL 21-3024: A request for a conditional use permit to establish an after-school education business. The business would occupy 1,862 square-foot unit in a mini-mall commercial center with 21 parking spaces. The business would have a maximum of 15 students at a time and operate Monday through Friday from 3:00 P.M. to 7:00 P.M. and Saturday from 9:00 P.M. to 12:00 P.M.

Address: 9239 and 9241 Las Tunas Drive

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-3024 subject to the recommended conditions of approval.

Link to [Staff Report.](#)

Project Planner: Adam Gulick
agulick@templecity.us

4. PL 21-3037: A request for a conditional use permit to establish a dance and music studio in a 2,656 square foot unit. The business would have a maximum of 12 dance students during the week from 7:00 P.M. to 8:00 P.M. The music classes would have a maximum of four students seven day a week from 10:00 P.M. to 6:00 P.M.

Address: 9544 Las Tunas Drive

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-3037 subject to the recommended conditions of approval.

Link to [Staff Report](#).

Project Planner: Adam Gulick
agulick@templecity.us

5. NEW BUSINESS

PL 21-3017: Objective Design Standards for R-2 and R-3 Zoned Properties.

Recommendation: Provide comment to staff on the draft standards.

Link to [Staff's presentation](#)

Project Planner: Andrew Coyne
acoyne@templecity.us

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

7. COMMENTS FROM COMMISSIONERS

8. PUBLIC COMMENT:

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

ADJOURNMENT:

9. Adjourn to the regular Planning Commission meeting on Tuesday, February 8, 2022 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.

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: January 21, 2022 (5:00 p.m.)