



CITY OF TEMPLE CITY

PLANNING COMMISSION AGENDA

REGULAR MEETING

Tuesday, June 14, 2022, 7:30 P.M.

City Council Chambers, 5938 Kauffman Avenue, Temple City

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.

1. **CALL TO ORDER** – Chairman Cordes
2. **ROLL CALL** – Commissioner Haddad, Lee, O’Leary, Vice-Chair Guan, Chair Cordes
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE GENDA**

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.

5. **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.

The Planning Commission is requested to review and approve:

A. [Minutes of the Regular Planning Commission Meeting of May 24, 2022](#)

6. PUBLIC HEARING:

A. File: PL 21-3099

Description: A request for approval of a tentative parcel map and site plan review to allow the construction of three attached condominium dwelling units

Address: 5956 Encinita Avenue

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 21-3099, subject to the recommended conditions of approval.

Staff Report: [Link](#)

Project Planner: Hesty Liu
hliu@templecity.us

B. File: PL 22-3340

Description: A conditional use permit to allow a business to operate between midnight and 6:00 a.m. The proposed business is for an 18,334 square-foot fitness center located at 5665 Rosemead Blvd. The business is requesting to operate 24 hours a day, seven days a week.

Address: 5665 Rosemead Boulevard

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 22-3340, subject to the proposed recommended conditions of approval.

Staff Report: [Link](#)

Project Planner: Andrew Coyne
acoyne@templecity.us

7. FUTURE AGENDA ITEMS AND REPORTS:

A. Planning Manager's Report

Update on current projects and future agenda items.

B. Comments from Commissioners

8. ADJOURNMENT:

Adjourn to a Planning Commission Meeting on Tuesday, June 28, 2022, at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

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 Hall, 9701 Las Tunas Drive. City Hall office hours are 8:00 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.

POSTING STATEMENT: I HEREBY CERTIFY that this Agenda, in its entirety was posted in the Council Chamber Bulletin Board, 5938 Kauffman Avenue on or before the 9th day of June, 2022 by 5:00 p.m. The agenda may also be viewed on the City's website at www.TempleCity.us.

Sandra Scott
Planning Secretary