



CITY OF TEMPLE CITY

PLANNING COMMISSION AGENDA

SPECIAL MEETING

Tuesday, May 30, 2023, 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.

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.

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The Planning Commission is requested to review and approve:

1. [Minutes of the Planning Commission Meeting of April 25, 2023.](#)

PUBLIC HEARINGS ITEMS:

2. PL 22-3633 A request to add an attached 430 square-foot two-car garage and an 800 square-foot accessory dwelling unit to an existing 700 square-foot single-family dwelling. The owner is requesting a variance for the two-car garage to have a reduced rear yard setback of 4 feet, 6 inches, instead of the required 15 feet.

Address: 5421 Loma Avenue, L.A. County Tax Assessor has the property listed as 9134 1/2 Rancho Real Road

Recommendation: Continue the public hearing to June 27, 2023

Staff Report [Link](#)

Project Planner: Adam Gulick
agulick@templecity.us

3. PL 23-3968 A request for a conditional use permit to establish a tutoring business in the City's Mixed-Use Medium Commercial District (MU-M). The business will occupy a floor area of 1,440 square feet and operate from 3:00 P.M. to 6:00 P.M., Wednesday through Friday, and from 11:00 A.M. to 6:00 P.M., Saturday and Sunday.

Address: 9422 Las Tunas Drive

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 23-3968 subject to the recommended conditions of approval.

Staff Report [Link](#)

Project Planner: Adam Gulick
agulick@templecity.us

4. PL 21-2795 A tentative parcel map and site plan review for a flag lot subdivision and the construction of a new single-family residence with an accessory dwelling unit (ADU) on each of the new parcels. The property is in the R-1 Zone and is designated for low density residential developments.

Address: 6214 Encinita Avenue

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 21-2795 subject to the recommended conditions of approval.

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Staff Report [Link](#)

Project Planner: Hesty Liu
hliu@templecity.us

5. PL 23-3910 A request for a conditional use permit to establish a tutoring business in the City's Las Tunas Commercial District (LTC). The business will occupy a floor area of 940 square feet and operate from 8:00 AM to 8:00 PM, Monday through Saturday. The Business will close on Sundays.

Address: 9908 Las Tunas Drive, Unit D

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 23-3910 subject to the recommended conditions of approval.

Staff Report [Link](#)

Project Planner: Hesty Liu
hliu@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, June 27, 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.

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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: May 26, 2023 (5:00 p.m.)