

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
JUNE 23, 2015 – 7:30 P.M.**

1. **CALL TO ORDER** – Chairman Leung
2. **ROLL CALL** – Commissioner Cordes, Haddad, Horton, O’Leary, Leung

PRESENT: Commissioner – Cordes, Haddad, Horton, O’Leary, Leung

ABSENT: Commissioner – None

ALSO PRESENT: Community Development Director Forbes, Planning Manager Reimers, City Attorney Murphy, Associate Planner Gulick, Associate Planner Liu, and Planning Secretary Venters

3. **PLEDGE OF ALLEGIANCE**
4. **PRESENTATIONS**
5. **PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA** - None
6. **CONSENT CALENDAR**

Commissioner Haddad moved to approve the Consent Calendar. Seconded by Vice-Chairman O’Leary and was approved unanimously by the following votes:

AYES: Commissioner – Cordes, Haddad, Horton, O’Leary, Leung
ABSTAIN: Commissioner – None
NOES: Commissioner – None
ABSENT: Commissioner – None

A. **APPROVAL OF MINUTES**

The Planning Commission is requested to review and approve:

- 1) Minutes of the Planning Commission Meeting of May 26, 2015.

7. **PUBLIC HEARING**

- A. A request for a Tentative Parcel Map for a Flag Lot Subdivision located at 4923 Hallowell Avenue.

The property is 89 feet wide and 197.7 feet deep with a land area of approximately 17,595 square feet. The front lot of the subdivision is proposed as 69 feet wide and 104.51 feet deep with a land area of 7, 201 square feet. The rear lot (flag lot) of the subdivision is proposed as 89 feet wide and 84.24 feet deep with a land area of approximately 7,500 square feet. The site is zoned R-1 and is designated light residential by the General Plan Land Use Map. A rear house is not proposed at this time.

Associate Planner Liu gave a brief summary of the staff report.

Chairman Leung opened the public hearing.

Kang Rong He, applicant, stated that the proposed request is a minor subdivision. He offered to answer questions of the Planning Commission. The Planning Commission did not have questions at this time.

Richard Miller, resident, inquired if other flag lot subdivisions exist within the area.

Associate Planner Liu stated that there are two other existing flag lot subdivisions on Arden Drive, but none on Hallowell Avenue.

Chairman Leung closed the public hearing.

Commissioner Cordes made a motion to approve File 140000325, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner Haddad and carried by the following roll call vote:

AYES:	Commissioner – Cordes, Haddad, Horton, O’Leary, Leung
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

- B. A request for a Conditional Use Permit and Minor Site Plan Review for the development of a single-family residential property, a second unit, a swimming pool, and a pool house located at 5717 Primrose Avenue.

The subject site is a single-family residential property located on the west side of Primrose Avenue between Live Oak Avenue and Workman Avenue. The site consists of two adjoining parcels with a total land area of approximately 15,000 square feet. The applicant is proposing a new two-story single-family residence, a swimming pool, and a pool house. All of the existing structures will be demolished. The new residence will have a total living area of 3,230 square feet, the pool house will be 500 square feet, and the second unit will have a

living area of 640 square feet. The site is zoned R-1 and is designated light residential by the General Plan Land Use Map.

Associate Planner Liu gave a brief summary of the staff report.

Chairman Leung opened the public hearing.

Kamen Lai, applicant, stated that he is the project designer. He stated that the primary residence as well as the second unit are allowable by right however, a public hearing is required for the pool house. He stated that he intends to abide by the conditions of approval.

Chairman Leung closed the public hearing.

Vice-Chairman O'Leary expressed concern regarding the pool house becoming converted to a rental unit. He asked City Attorney Murphy what ramifications would take place if such violation was found.

City Attorney Murphy, stated that the violation would be referred to the Community Preservation Division for investigation. He stated that if a violation was found and the property owner did not abate the violation the case would be heard in court and all costs incurred by such legal case would be deferred to the property owner.

Commissioner Cordes made a motion to approve File 150000220, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner Haddad and carried by the following roll call vote:

AYES:	Commissioner – Cordes, Haddad, Horton, O'Leary, Leung
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

- C. A request to modify a previously approved Conditional Use Permit to allow an existing drink and dessert establishment with incidental food to install cooking facilities located at 9566 Las Tunas Drive.

The property is located on the south side of Las Tunas Drive, between Primrose Avenue and Temple City Boulevard. The property is 50 feet wide and 110 feet deep with an overall land area of 5,500 square feet. The site previously operated as a frozen yogurt establishment which served incidental food (sandwiches and salads) as part of their business. The property is designated as City Center Commercial (CC) District by the City's Downtown Specific Plan.

Associate Planner Gulick gave a brief summary of the staff report.

Chairman Leung opened the public hearing.

Crystal Sun, applicant, stated that she currently operates a dessert and tea house in the City of Arcadia. She stated that she would like to open a second location in Temple City to serve hot food in conjunction with the dessert and tea she already provides. She stated that she will abide by the conditions of approval.

Tara, resident, spoke in favor of the request.

Chairman Leung closed the public hearing.

Commissioner Haddad made a motion to approve File 150000066, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner Cordes and carried by the following roll call vote:

AYES:	Commissioner – Cordes, Haddad, Horton, O’Leary, Leung
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM COMMUNITY DEVELOPMENT DIRECTOR

Community Development Forbes thanked Planning Commissioner Horton for his years of service to the Planning Commission. He also updated the Planning Commission regarding an application that was submitted for a mixed-use project located at 5985 Temple City Boulevard.

12. COMMISSION ITEMS SEPARATE FROM THE COMMUNITY DEVELOPMENT DIRECTORS REGULAR AGENDA

- A. COMMISSIONER CORDES – thanked fellow Commissioner Horton for his years of service to the Planning Commission.
- B. COMMISSIONER HADDAD – echoed the comments made by Commissioner Cordes.
- C. COMMISSIONER HORTON – thanked staff and the residents of Temple City for supporting him during his term as a Planning Commissioner.

D. VICE-CHAIRMAN O'LEARY – thanked fellow Commissioner Horton for his years of service as a Planning Commissioner.

E. CHAIRMAN LEUNG – thanked fellow Commissioner Horton for his years of service as a Planning Commissioner.

13. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

Mary Kokayko, expressed her displeasure regarding the approved hours of operation for agenda item 7C.

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 8:43 p.m.

Chairman

Secretary