

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
NOVEMBER 10, 2015 – 7:30 P.M.**

1. CALL TO ORDER – Chairman O’Leary

2. ROLL CALL – Commissioner Cordes, Leung, Marston, Haddad, O’Leary

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

ABSENT: Commissioner – None

ALSO PRESENT: 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**

Patrick Yeh, Youth Committee Member, introduced himself to the Planning Commission. He also announced that the Youth Committee is working on a downtown revitalization project that will result in recommendations to the City Council.

6. **CONSENT CALENDAR**

The Planning Commission is requested to review and approve:

- 1) Minutes of the Planning Commission Meeting of October 27, 2015.

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

AYES: Commissioner – Cordes, Leung, Marston, Haddad, O’Leary

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – None

7. **PUBLIC HEARING**

A. A request to continue to a date certain a conditional use permit to allow the

establishment of a dance studio. The business will occupy a floor area of 1,000 square feet. The property is located in the C-3, commercial zone, and is designated as Heavy Commercial by the City's General Plan.

Chairman O'Leary opened the public hearing. No one from the public came forth to speak. Consequentially, Chairman O'Leary closed the public hearing.

Commissioner Cordes made a motion to continue File 15-359 to the Planning Commission Meeting of December 8, 2015. Seconded by Commissioner Marston and carried by the following roll call vote:

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

- B. A tentative parcel map for a lot split subdivision and a minor site plan review for the construction of a single-family residence on the southerly parcel (Parcel 2) of the subdivision.

The subject site is a request for a tentative parcel map to subdivide a property through the midpoints of the front and rear property lines to create two parcels. The property is 100 feet wide and 158 feet deep with a land area of approximately 15,800 square feet. Each lot will be 7,900 square feet, have a street frontage of 50 feet, and allow direct access from the adjacent public street. The applicant is proposing to demolish both existing residences and develop a new two-story single-family residence on the southerly parcel. The property is located in the R-1 zone, and is designated as Low Density Residential by the City's General Plan.

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

Chairman O'Leary opened the public hearing.

Shawn Yu, applicant's representative, stated that the project meets the current zoning standards of the City and clarified that he will comply with the conditions of approval.

Chairman O'Leary closed the public hearing.

Commissioner Marston made a motion to approve File 15-306, 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, Leung, Marston, Haddad, O'Leary
ABSTAIN: Commissioner – None

NOES: Commissioner – None
ABSENT: Commissioner – None

- C. A conditional use permit to allow the establishment of a restaurant in the Temple City Plaza shopping center. The conditional use permit also includes the restaurant's request to serve beer and wine.

The subject site is a request for a conditional use permit for a food and drink establishment that also serves beer and wine in a 2,650 square foot commercial unit. The restaurant Lotus House, specializes in Vietnamese Pho and Chinese food. The dining area consists of a total of 68 seats; no outside dining is being proposed as part of this request. The applicant would operate seven days a week from 8:00 a.m. to 10:00 p.m. The property is located in the C-2, commercial zone, and is designated as General Commercial by the City's General Plan.

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

Chairman O'Leary opened the public hearing.

Patsy Ma, applicant, briefed the Planning Commission regarding the history of the restaurant. She stated that she will abide by the conditions of approval.

Chairman O'Leary closed the public hearing.

Commissioner Leung made a motion to approve File 15-323, adopt the resolution, with the additional condition to repair the second trash enclosure and find that the project is categorically exempt. Seconded by Vice-Chairman Haddad and carried by the following roll call vote:

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

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM THE PLANNING MANAGER

Planning Manager Reimers updated the Commission that an appeal has been filed for a Tentative Tract Map located at 5556 Welland Avenue. He announced that the

Commission will consider two ordinances next month; an ordinance regarding massage on December 22, and an urgency ordinance for wireless communication facilities on December 8. Lastly, Mr. Reimers briefed the Commission regarding the items discussed at the Specific Plan Meeting that occurred November 5, 2015. Items discussed at the Specific Plan Community Meeting included preliminary conceptual development along the four corners of Rosemead Boulevard and Las Tunas Drive and input regarding the public's interests. The General Plan Advisory Committee will review the input provided at their regularly scheduled meeting of November 16, 2015.

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

- A. COMMISSIONER CORDES – None
- B. COMMISSIONER LEUNG – Announced that he was invited to be a committee member of the Los Angeles Chinatown Firecracker bicycle riding event.
- C. COMMISSIONER MARSTON – Announced that she attended the 240th Marine Corps birthday.
- D. VICE-CHAIRMAN HADDAD – Wished all veterans a Happy Veterans Day.
- E. CHAIRMAN O'LEARY – Complemented staff on their reports and presentations.

13. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA – None

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 8:21 p.m.

Chairman

Secretary