

**PLANNING COMMISSION  
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING  
JANUARY 12, 2016 – 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: Community Development Director Forbes, City Attorney Murphy, Planning Manager Reimers, Associate Planner Gulick, Associate Planner Liu, Planning Intern Bezanson, and Planning Secretary Venters

**3. PLEDGE OF ALLEGIANCE**

**4. PRESENTATIONS** – None

**5. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA** – None

**6. CONSENT CALENDAR**

The Planning Commission is requested to review and approve:

- 1) Minutes of the Planning Commission Meeting of December 22, 2015.

Vice-Chairman Haddad moved to approve the Consent Calendar. Seconded by Commissioner Marston 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. [The project consists of a lot line adjustment, tentative tract map, and major site plan review to allow the construction of 28 residential units on two parcels located across from each other on McCulloch Avenue: 24 attached condominium units](#)

[in the R-3 zone \(Parcel 1\) and four detached condominium units in the R-2 zone \(Parcel 2\)](#)

The subject site is a proposal for a residential condominium development consisting of 28 units with attached garages on two parcels totaling 1.86 gross acres. The parcels are on opposite sides of McCulloch Avenue. Parcel 1 is 1.49 acres and would consist of 24 attached two-story condominium units ranging from 1,149 to 1,625 square feet in size. The units are divided in three distinct clusters of attached units by a 25-foot wide private horseshoe-shaped driveway and 23 guest parking spaces. Parcel 2 is 0.37 acres and would consist of four detached two-story units, each 1,590 square feet in size. Planned improvements include a 20-foot-wide shared private driveway that tapers to 16 feet in width for the two end units and three guest parking spaces. The property is located in the R-2 Zone, and is designated as Medium Density Residential and in the R-3 Zone, and is designated as High Density Residential by the City's General Plan.

(City Attorney Murphy recommended that Planning Commission Agenda item 7D be moved to item 7A as the applicant has requested that the item be continued to a date uncertain.)

Vice-Chairman Haddad made a motion to retable Planning Commission Agenda item 7D to item 7A and for this item to be continued to a date uncertain. Seconded Commissioner Marston and carried unanimously by the following votes:

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

**B. [A Tentative Parcel Map for a Flag Lot Subdivision and a Minor Site Plan Review for a new single family residence to be constructed on each lot.](#)**

The subject site is proposed for a tentative parcel map to subdivide an R-1 zoned property into two parcels, one of which will be a flag lot. The property is 90 feet wide and 286 feet, 3 inches deep with a land area of 25,762.5 square feet. The proposed front parcel will be 69 feet wide and 155 feet deep with a land area of 10,645 square feet. The flag portion of the rear lot is proposed to be 90 feet wide and 131.23 feet long. A 21-foot wide driveway will be created along the north property line for the exclusive use of the rear parcel. The gross lot size of the rear parcel is proposed to be 15,115 square feet and the net lot size for the flag portion is 11,810.7 square feet. The property is located in the R-1 Zone, and is designated as Low Density Residential by the City's General Plan.

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

Chairman O'Leary opened the public hearing.

Richard Moh, applicant, stated that he is willing to follow the conditions of approval.

Ralph Filler, resident, would like the decorative feature on the block wall to be consistent on both sides and would like to have security fencing during the course of development.

Richard Moh, applicant, stated that he is willing to fulfil the Mr. Filler's request.

Chairman O'Leary closed the public hearing.

Commissioner Marston made a motion to approve File 15-116, adopt the resolution as amended, 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

C. [A request for a conditional use permit to establish a 4,518 square foot food and drink establishment in Camellia Square shopping center.](#)

The subject site has a land area of 3.7 acres and is located at the northeast corner of Rosemead Boulevard and Las Tunas Drive. The applicant, PappaRich is requesting to occupy a 4,518 square foot unit within Building 3 of Camellia Square. PappaRich proposes to serve Malaysian Cuisine along with beer and wine. The proposed dining area includes a total of 152 seats, with no outside dining. The business is requesting to operate seven days a week, between the hours of 11:00 a.m. to 11:00 p.m. Sunday through Thursday, and 11:00 a.m. to midnight Friday and Saturday. The property is located in the C-2, General Commercial zone and is designated as Commercial by the City's General Plan.

Planning Intern Bezanson gave a brief summary of the staff report.

Chairman O'Leary opened the public hearing.

Judy Choy, assistant director, stated that she is in favor of the conditions of approval.

Chairman O'Leary closed the public hearing.

Commissioner Leung made a motion to approve File 15-413, 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

- D. [A request for a conditional use permit and major site plan review to allow the expansion and façade improvements for a convenience store located at 5676 Rosemead Boulevard. The proposal also includes a request extending the hours for selling beer and wine.](#)

The subject site is proposing a modification to the existing conditions of a service station. The proposal includes expanding the convenience store to the area currently occupied by the repair garage, a new façade for the building, and extending the hours for selling beer and wine. As a result, the floor area of the convenience store will be increased from 783 square feet to 2,056 square feet. The convenience store currently sells beer and wine from 6:00 a.m. to 10:00 p.m.; the project proposes to change the hours of operation to 6:00 a.m. to midnight. The property is located in the C-2, General Commercial zone and is designated as Commercial by the City's General Plan.

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

Chairman O'Leary opened the public hearing.

Ohanes Nahas, applicant, shared his observation of trends in gasoline sales and automotive repair and felt that a larger convenience store would better suit his business. He stated that is willing to abide by the conditions of approval.

Chairman O'Leary closed the public hearing.

Commissioner Leung made a motion to approve File 15-386, adopt the resolution, and find that the project is categorically exempt. 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

**8. UNFINISHED BUSINESS – None**

**9. NEW BUSINESS – None**

**A. Las Tunas Drive / Rosemead Boulevard Specific Plan**

Planning Manager Reimers provided a presentation regarding the Las Tunas Drive/Rosemead Boulevard Specific Plan. The Commission was briefed on the following regarding each area of the specific plan: land use, building height, multiple use, plazas, public art, transitions from developed areas to residential areas, and converting the area overall from an auto oriented area to a pedestrian friendly area.

Commissioner Cordes spoke favorably regarding the proposed Las Tunas Drive / Rosemead Boulevard Specific Plan, with the exception of allowing new restaurants by right.

Commissioner Leung asked Planning Manager Reimers why places of worship would not be allowable on the ground floor.

Commissioner Marston inquired regarding parking structures and the expected timeframe that area 5 could be implemented.

Vice-Chairman Haddad asked if property owners have been engaged in this process, if onsite capture of rainwater has been considered, and if the City would consider a bridge for pedestrians.

Chairman O'Leary would like to know if the City Council knows about the proposal and stated that he is in favor of the proposed request.

Planning Manager Reimers stated that a conditional use permit for restaurants is currently required due to shared public parking arrangements along Las Tunas Drive. Future developments in this specific plan would be built to accommodate such parking requirements. He stated that many places of worship are moving to office space and industrial parks, a parking structure would likely be developed either below or above ground and that area 5 of the Las Tunas Drive / Rosemead Boulevard Specific Plan may be implemented in 2017. He stated that the City has hired a consultant to work with capturing onsite rainwater and that the City does not intend to develop a pedestrian bridge at this time. He concluded that property owners are engaged and excited about the proposed specific plan.

Chairman O'Leary invited the public to speak. No one came forth at this time.

**10. COMMUNICATIONS**

**11. UPDATE FROM THE PLANNING MANAGER**

Planning Manager Reimers announced upcoming conferences hosted by the League of California Cities.

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

- A. COMMISSIONER CORDES – Welcomed Planning Intern Bezanson to the City.
- B. COMMISSIONER LEUNG – Wished the public a Happy New Year.
- C. COMMISSIONER MARSTON – Welcomed Planning Intern Bezanson to the City.
- D. VICE-CHAIRMAN HADDAD – Welcomed Planning Intern Bezanson to the City.
- E. CHAIRMAN O'LEARY – Welcomed Planning Intern Bezanson to the City.

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

**14. ADJOURNMENT**

The Planning Commission Regular Meeting was adjourned at 8:55 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary