

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
FEBRUARY 9, 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, O'Leary

ABSENT: Commissioner – Haddad

ALSO PRESENT: Planning Manager Reimers, City Attorney Murphy, Associate Planner Gulick, and Planning Secretary Venters

Commissioner Leung made a motion to excuse Vice-Chairman Haddad for due cause, seconded by Commissioner Cordes and unanimously carried by the following votes:

AYES: Commissioner – Cordes, Leung, Marston, O'Leary

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – Haddad

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

Recommendation: Approve Item A per recommendations.

A. **APPROVAL OF MINUTES**

The Planning Commission is requested to review and approve:

- 1) Minutes of the Planning Commission Meeting of January 26, 2016.

Commissioner Cordes moved to approve the Consent Calendar as amended. Seconded by Commissioner Marston and was approved unanimously by the following votes:

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

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 at 5654 and 5657 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.

Associate Planner Gulick and contract planner Debbie Drasler gave a brief summary of the staff report.

Chairman O’Leary opened the public hearing.

Doris Nguyen, The Olson Company, stated that The Olson Company is willing to comply with the conditions of approval and asked if the Planning Commission had questions.

Commissioner Leung asked Ms. Nguyen to clarify why the traffic analysis shows that there would not be a significant increase of traffic.

Doris Nguyen, The Olson Company, clarified that the traffic analysis is conducted during peak hours and anticipates that new residents will be from the area.

Yolanda Portillo, Baldwin Gardens Nursing Center, expressed concern regarding noise during construction, construction hours, and dust.

Planning Manager Reimers stated that conditions 38 through 41 address hours

of operation, construction hours, activity, and noise. He added that dust mitigation is also included in the conditions of approval.

Chairman O'Leary closed the public hearing.

Commissioner Marston made a motion to approve File 15-248, adopt the resolution with exception of conditions 119 and conditions 131-136, and find that the project is categorically exempt. Seconded by Commissioner Leung and carried by the following roll call vote:

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

- B. A request to modify an approved conditional use permit for a multi-phase commercial improvement project located at 5402 Rosemead Boulevard and 9011 Olive Street. Specifically, the property owner is requesting to remove Phase IV with the exception of installing new landscaping on the property.

On December 15, 2015, the City Council approved an amendment to the agreement between the property owner and City. The agreement between the property owner and City included a project summary that divided the improvements on the property into four phases. The property owner is now requesting to modify the approved conditional use permit to bring it into compliance with City's Council's action by removing the following items that were conditions of approval: 1) the installation of a canopy spanning from the automotive repair shop to the self-serve car wash structure; 2) the installation of channel letters spelling out "Temple City Gateway" on top of the canopy; and 3) the installation of new architectural lighting to highlight the canopy, sign, building elements, and landscaping.

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

Commissioner Leung asked City Attorney Murphy how the City and the applicant came to an agreement with the property owner on the fifty thousand dollar in lieu fee.

City Attorney Murphy stated that fifty thousand was the approximate cost of constructing the canopy.

Chairman O'Leary opened the public hearing.

Pierre DeLorenzo, applicant, stated that he has reviewed the staff report and

concurs with the conditions of approval.

Chairman O'Leary closed the public hearing.

Commissioner Cordes made a motion to approve File 15-400, 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, Marston, O'Leary
ABSTAIN:	Commissioner – Leung
NOES:	Commissioner – None
ABSENT:	Commissioner – Haddad

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS

Planning Manager Reimers announced that two major mixed use projects will come to the Planning Commission within the next year. He stated that he would like to schedule a tour of mixed-use sites next month for the Planning Commission.

11. UPDATE FROM THE PLANNING MANAGER

Planning Manager Reimers updated the Planning Commission that their interpretation regarding calculation of demolition was upheld by the City Council however, 6134 Camellia Avenue was exempted from the interpretation. He announced that future Community Meetings will be held and that the GPAC will review the Las Tunas Drive Specific Plan before being presented to the Commission in the fall for consideration. Lastly, the Water Subcommittee met February 9, to discuss recommendations made by the Planning Commission regarding the Water Efficient Landscape Ordinance.

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

- A. COMMISSIONER CORDES – None
- B. COMMISSIONER LEUNG – Wished everyone a Happy Chinese New Year.
- C. COMMISSIONER MARSTON – Stated that she will be visiting New Orleans next week.
- D. VICE-CHAIRMAN HADDAD – Absent

E. CHAIRMAN O'LEARY – Stated that he was pleased with the condominium project presentation, however is not pleased regarding the result of 6134 Camellia Avenue.

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

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 8:36 p.m.


Chairman


Secretary

