



CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING

Tuesday, September 27, 2016, 7:30 P.M.

City Council Chambers, 5938 Kauffman Avenue, Temple City

www.templecity.us

OPENING MATTERS:

- **Call to Order**

- **Roll Call:**

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

ABSENT: Commissioner – None

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

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: None

APPROVAL OF MINUTES:

1. Planning Commission Meeting of September 13, 2016

Vice-Chair Marston made a motion to approve the Planning Commission minutes dated September 13, 2016. Seconded by Commissioner O’Leary and was approved unanimously by the following votes:

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

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – None

PUBLIC HEARING ITEMS:

2. **File: PL 16-315.** A tentative tract map and a major site plan review to allow the construction of eight condominium units in the R-2 zone.

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

Chairman Haddad opened the public hearing.

Kamen Lai, applicant, stated that the project meets the zoning standards and that he will abide by the conditions of approval.

Tian-He Han, resident, expressed concern regarding noise caused during the course of construction.

Keiko Lam, resident, spoke about another multi-family development.

Christine Nguyen, resident, spoke in favor of the tentative tract map.

Chairman Haddad closed the public hearing.

Commissioner Cordes made a motion to approve PL 16-315, adopt the resolution, and find that the project is categorically exempt. Seconded by Vice-Chair Marston and carried by the following roll call vote:

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

3. **File: PL 15-316.** A conditional use permit to establish a 7,891 square foot karaoke television (KTV) business located in the Camellia Square shopping center.

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

Chairman Haddad opened the public hearing.

C.C. Chang, applicant’s representative, – stated that the site has historically been used as an entertainment establishment, therefore she felt that the proposed business is compatible with the general area.

Pam Steele, MIG Hogle-Ireland, applicant’s representative, stated that the applicant will abide by the conditions of approval. She addressed the findings in the staff report stating that the

intent of the business is to be a wholesome entertainment facility and should not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public area. She further added that the applicant is willing to modify the reception area and that customers should not loiter near the rear door as it is intended to be used as an emergency exit and to remove garbage.

Chairman Haddad, stated that a petition was signed by the public addressing concerns regarding the proposed business.

John Wuo, resident, spoke in favor of the business and felt that the music would be kept within the building as the karaoke rooms are insulated.

Michael Lee, resident, is opposed to the request due to the reputation of KTV businesses. He also expressed concern regarding noise, parking, and the rear door being unattended and left open.

Victoria Chang, resident, spoke in favor of the proposed business.

Bryan Kan, resident, stated that KTV businesses typically generate crime and illicit activity.

Chairman Haddad closed the public hearing.

Commissioner Leung asked if the applicant had operated another KTV business elsewhere and if so, was there a record of customers bringing in illicit material and/or alcohol.

C.C. Chang, applicants representative, stated that a KTV business in the City of Alhambra does not serve alcohol and that many KTV businesses are located in malls without requiring assistance by authoritative agencies.

Commissioner O'Leary asked Ms. Steele how the security guards will ensure that no contraband will be brought into the building.

Pam Steele, MIG Hogle-Ireland, applicant's representative, stated that although there is no set plan in place for searching for contraband, the applicant could place a table in the reception area to search purses.

Commissioner Cordes made a motion to deny PL 16-316, adopt the resolution, and find that the project is categorically exempt. Seconded by Vice-Chair Marston and carried by the following roll call vote:

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

4. **File: PL 16-402.** A modification of an approved conditional use permit to expand an existing afterschool education business (a 1,100 square foot art school) to occupy an adjacent 1,100 square foot commercial unit. The applicant is also requesting to operate on Saturday and Sunday.

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

Chairman Haddad opened the public hearing.

Sophie Zhuang, LA Art Academy, stated that she concurs with the conditions of approval.

Keiko Lam, resident, expressed concern regarding increased parking.

Chairman Haddad closed the public hearing.

Commissioner O'Leary made a motion to approve PL 16-402, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner Leung and carried by the following roll call vote:

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

DISCUSSION ITEM(S):

5. **None**

FUTURE AGENDA ITEMS AND REPORTS:

6. **Planning Manager's Report**

Announced that two businesses are currently operating at the Camellia Square and that Tea Station Express and Kang Ho Dong Baek Jeong (Korean BBQ) are scheduled to open soon.

7. Comments from Commissioners

Commissioner Cordes – None

Commissioner Leung – None

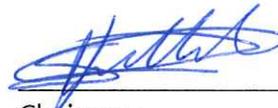
Commissioner O'Leary – None

Vice-Chairwoman Marston – None

Chairman Haddad – None

ADJOURNMENT:

The Planning Commission Regular Meeting was adjourned at 9:07 p.m.



Chairman


Secretary

