CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, July 10, 2018, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

- **Call to Order**
- **Roll Call:**
  Haddad, Lee, O'Leary, Vice-Chair Cordes, Chair Marston
- **Pledge of Allegiance**

REORGANIZATION OF THE PLANNING COMMISSION

- Community Development staff calls for nominations for a new Chair.

  Commissioner Cordes made a motion to nominate Commissioner O'Leary for Planning Commission Chair, there were no other nominations, the motion was seconded by Commissioner Haddad, and was unanimously carried by the following votes:

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

- Chair conducts nominations for new Vice-Chair.

  Commissioner Cordes made a motion to nominate Commissioner Lee for Planning Commission Vice-Chair, there were no other nominations, the motion was seconded by Commissioner Marston, and was unanimously carried by the following votes:

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

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Meeting of June 26, 2018

Commissioner Marston made a motion to approve the minutes of June 26, 2018 listed on the Consent Calendar. Seconded by Vice-Chair Lee and was approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

2. **File: PL 18-1196.** A request for modification of a conditional use permit to extend the hours of operation for Ono Hawaiian BBQ Restaurant located in Temple City Marketplace shopping center. The existing hours are from 11:00 a.m. to 8:00 p.m. The proposed hours are from 11:00 a.m. to 9:30 p.m. The request also includes the proposal of having outdoor dining of up to 12 seats.

Address:	5819 Rosemead Boulevard
Recommendation:	Adopt the attached Resolution finding that the project is exempt from CEQA and approving the request of extending the business hours but denying the request of having the outdoor seating. The approval is subject to the recommended conditions of approval.
Project Planner:	Hesty Liu hliu@templecity.us

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

Chair O'Leary opened the public hearing. No one came forth to speak regarding the agenda item, therefore the public hearing was closed.

Commissioner Cordes made a motion to partially approve and partially deny PL 18-1196, 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, Marston, Lee, O'Leary

ABSTAIN: Commissioner – None
NOES: Commissioner – None
ABSENT: Commissioner – None

3. **File: PL 18-1318.** A request for modification of a conditional use permit for a freestanding, changeable-copy sign. The conditional use permit was considered on January 23, 2018 with the sign approved at a height of 11 feet 8 inches. The applicant now requests to increase the height to 13 feet 8 inches.

Address: 4509 Temple City Boulevard

Recommendation: Adopt the attached Resolution to either approve or deny the request finding that the project is in accordance with Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

Project Planner: Hesty Liu
hliu@templecity.us

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

Chair O'Leary opened the public hearing.

City Attorney Thuyen explained the findings regarding changeable-copy signs.

Tony Wong, applicant, stated that he is aware that he should have sought guidance from staff, however he chose to extend the height of the sign to avoid potential vandalism and injury. He stated that he is in favor of the conditions of approval.

Jim Clift, resident, stated that he is not favor of the modified planter.

Chair O'Leary closed the public hearing.

City Attorney Thuyen reminded the Commission that the purpose of this item is to determine if the modified design of the changeable-copy sign is compatible with the surrounding area.

Commissioner Marston made a motion adopt the resolution approving PL 18-1318, and find that the project is categorically exempt from CEQA. Seconded by Vice-Chair Lee and carried by the following roll call vote:

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

DISCUSSION ITEMS: NONE

FUTURE AGENDA ITEMS AND REPORTS:

4. **Planning Manager's Report**

Planning Manager Reimers updated the Commission that the City Council upheld their decision to deny a request to convert an unpermitted storage area into an ADU, of a fire that affected several residences on La Rosa Drive, and that the next zoning code update item will be discussed August 28.

5. **Comments from Commissioners**

Commissioner Cordes – Congratulated Chair O'Leary and Vice-Chair Lee of their promoted positions on the Planning Commission.

Commissioner Haddad – None

Commissioner Marston – None

Vice-Chair Lee – Asked if anyone was injured as a result of the vehicular accident at Golden Deli Restaurant.

Planning Manager Reimers stated that a small number of patrons were injured.

Chair O'Leary – Thanked Commissioner Marston for serving as Chair.

ADJOURNMENT:

6. Adjourn to the Planning Commission Meeting of August 14, 2018 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission Regular Meeting was adjourned at 8:18 p.m.

Chair

Sandra Scott
Secretary