CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, February 12, 2019, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

- **Call to Order**
- **Roll Call:**
  - PRESENT: Haddad, Martson, Vice-Chair Lee, Chair O'Leary
  - ABSENT: Cordes
  - ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, and Planning Secretary Scott
- **Pledge of Allegiance**
- Commissioner Haddad made a motion to excuse Commissioner Cordes for due cause. Seconded by Commissioner Marston and unanimously carried.

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of December 11, 2018.

Commissioner Marston made a motion to approve the minutes of December 11, 2018 listed on the Consent Calendar. Seconded by Commissioner Lee and was approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

2. **PL 18-1649.** A request to modify the existing conditional use permit for The Dive SKC to provide distilled spirits. The existing conditional use permit allowed the operation of a restaurant to serve beer and wine and offer live entertainment.

Address: 5708 Rosemead Boulevard, Unit 100

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 18-1649 subject to the proposed conditions of approval.

Project Planner: Mai Thao, Planning Intern
mthao@templecity.us

Planning Manager Reimers gave a presentation on behalf of Mai Tao.

Commissioner Haddad asked for clarification on whether condition of approval 11 applied only to distilled alocohol.

Johnny Nguyen, applicant, agreed to abide by the conditions of approval.

Commissioner O'leary opened the public hearing.

Michael Stoll, customer, stated that he is in favor of the restaurant and supports the modification to the CUP.

Commissioner Marstons and Hadded stated they could make the findings for approval.
Commissioner Haddad made a motion to close public comment. Seconded by Commissioner Marston.

Commissioner Lee made a motion to approve file PL 18-1649 and adopt the attached resolution finding the project is exempt from CEQA and subject to the conditions of approval with a modification to condition 11 stating that the condition applies only to distilled spirits. Seconded by Commissioner Marston and was approved by the following votes:

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

3. **PL 18-1297**. Parking Study for Temple City Marketplace

Address:	Temple City Marketplace (Northwest corner of Rosemead Boulevard and Las Tunas Drive: 8847 & 8905 Las Tunas Drive; 8913 Elm Avenue; and 5701-5827 Rosemead Boulevard)
Recommendation:	That the Planning Commission discuss and provide input to staff and the property owners regarding the parking study at Temple City Marketplace.
Project Planner:	Scott Reimers sreimers@templecity.us

IBI Group, the property owner's parking consultant, gave a Power Point presentation and explained the parking study.

Commissioner Marston asked for the cost of a long-term solution and if the new restaurant at the former Applebee's location was included on the survey.

IBI Group stated that a full time attendant on site for valet would cost about $5,000 for a 40 hour work week. They are planning to modify enforcement based on the study and said that Applebee's has about 40 spaces that were not included on the study.

Commissioner Lee asked:

- How the property owner reached out;
- What percent of the vehicles were related to restaurant, retail, and office uses;
- If towing will be a solution; and
- What the consequence will be for vehicles parked in short-term spaces for too long.

IBI Group stated that the owners and employees were surveyed through an online survey and they had 10 days to reply. The study did not perform intercept surveys to determine what percentage of customers were using restaurant, retail, or offices. If someone parks for a long time they would be notified with a note on their windshield. They may need to hire a towing company.

Commissioner Haddad asked how many employees work in the shopping center and where people are driving from? He asked how many people are using the the bike racks. He suggested that ridesharing should be encouraged. He asked City staff if they were supportive of a change to 10-minute parking instead of 30-minute parking.

IBI Group stated that there might be 150-200 employees. There were about 53 people using a ridesharing service such as, Uber or Lyft.

Planning Manager Reimers said having shorter term parking could be advantageous, but it will be useful for IBI to survey the tenants regarding the need and location of spaces for food delivery services.

Commissioner O'Leary opened the public hearing.

Commissioner Marston made a motion to receive and file the Parking Study for Temple City Marketplace. Seconded by Commissioner Haddad.

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

FUTURE AGENDA ITEMS AND REPORTS:

4. Planning Manager's Report

Planning Manager Reimers stated that the City Council approved the Series 2 Code Zoning Code Amendment and announced that there will be a meeting on Thursday, February 21, 2019 at 7:30 p.m. to go over the comprehensive Zoning Code Update. A special Special Planning Commission Meeting is scheduled for Thursday, February 28th at 7:30 p.m. to review the General Plan Annual Report. At the last City Council meeting the City Council directed staff to prepare a Zoning Code Amendment to prohibit two-story houses on the front of a flag lot subdivision. Staff is planning to bring a staff report and a recommendation in March.

5. Comments from Commissioners

Commissioner Cordes – Absent
Commissioner Haddad – Wished everyone Happy Valentines' Day.
Commissioner Marston - Went to California realtors meeting where they discussed low-income housing. She also asked about the status of the Primrose properties and the project at 5935 Temple City Blvd.
Vice-Chair Lee – Is currently serving on the San Gabriel Valley Council of Government's Energy, Environment, and Natural Resources Committee and hopes to bring useful information to the Commission.
Chair O'Leary – Thanked Planning Manager for the meetings.

ADJOURNMENT:

6. Adjourn to the special Planning Commission Meeting of February 28, 2019 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission Regular Meeting was adjourned at 8:24pm.

Chair

Sandra Scott

Secretary