CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, March 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, Management Analyst Coyne 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 February 28, 2019.

Commissioner Lee made a motion to approve the minutes of February 28, 2019 listed on the Consent Calendar. Seconded by Commissioner Haddad 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 18-1508** A Conditional Use Permit (CUP) for the Establishment of a Massage Business.

Address:	9235 Las Tunas Drive
Recommendation:	Adopt the attached Resolution finding that the project is exempt from CEQA and approve File PL 18-1508 subject to the proposed recommended conditions of approval.
Project Planner:	Andrew Coyne, Management Analyst acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Commissioner Marston asked how many massage businesses are in town and how many employees are proposed.

Commissioner Lee asked questions regarding sign quality, window tint and the duration of massages.

Chair O'Leary asked for the number of tables.

Chair O'Leary opened the Public Hearing.

Applicant Xin Wen Zhang agreed with all the conditions of approval.

Gerry Florez, friend, expressed his support for the new business and gave a brief summary of the applicant's life.

Michael Rose, friend, expressed his support for the new business and gave his opinion on massage therapy benefits.

Commissioner Haddad made a motion to close public comments. Seconded by Commissioner Marston.

Commissioner Haddad agreed with project.

Commissioner Marston agreed with project.

Commissioner Lee agreed with project.

Commissioner Marston made a motion to approve file PL 18-1508, subject to conditions of approval, and to modify the maximum number of employees to eight, and adopt the attached Resolution

finding that the project is exempt from CEQA. Seconded by Commissioner Lee and carried by the following roll call vote:

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

3. **PL 19-1653** A Conditional Use Permit (CUP) for the establishment of a Money Transfer Business inside Valu Mart Supermarket located at 6340 Rosemead Boulevard

Address:	6340 Rosemead Boulevard
Recommendation:	Adopt the attached Resolution finding that the project is exempt from CEQA and approve File PL 19-1653 subject to the proposed recommended conditions of approval.
Project Planner:	Andrew Coyne, Management Analyst acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Commissioner Haddad asked if Valu Mart Supermarket would be held responsible for the conditions of approval related to the signs. He also asked how long has the money transfer business been in business and if there has been any problems with other facilities.

Commissioner Lee asked if a security system would be in place, if there is a need for security to be added to the conditions, and if a decision on the case should be delayed until the issue of security could be examined fully.

Commissioner Marston asked if they will have a maximum amount of money and asked if they are related to the previous business.

Chair O'Leary asked for the location of the proposed business, whether the money will go into a safe, and if people use it to pay their bills.

Chair O'Leary opened the Public Hearing.

Eloy Escobedo, project coordinator for RIA money transfer, stated that they have level one bullet resistant transaction glass and a solid core protection door and cameras. The company has been in business for 30 years and they have not had a problem with anyone robbing their facilities. There will be one employee to start and they will not keep a lot of money on site. Services provided will be money transfer, bill payment, money orders, and check cashing. He asked if they will be able to operate while Valu Mart takes care of the sign. The applicant agreed with all terms and conditions.

Planning Manager stated that staff could talk to the Sheriff's Department and do some research to find out if there have been any problems with this type of facility and also talk to the applicant to find out if there have been any issues with other facilities. He asked if Valu Mart has a security guard on site. He also stated that if a business has a code enforcement case it needs to be cleared before they operate.

Commissioner Lee made a motion to closed public comments. Seconded by Commissioner Haddad.

Commissioner Lee said he would delay his vote, because of concerns with security programs in place. He asked if the Commission can move this item to a later late.

Commissioner Haddad expressed his confidence with the project and belief that the business does not pose any safety issues.

Commissioner Marston agreed with the project.

Commissioner Haddad made a motion to approve file PL 19-1653, and adopt the attached Resolution finding that the project is exempt from CEQA. Seconded by Commissioner Marston and carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

4. **Planning Manager's Report**

   None

5. **Comments from Commissioners**

   Commissioner Cordes – Absent
   Commissioner Haddad – Wished everyone a happy St. Patrick's Day.
   Commissioner Marston – Encouraged residents to purchase tickets for Mary Poppins's play at the Temple City High School.
   Vice-Chair Lee - Asked if Temple City has policies related to sustainability and asked if the issue could be discussed on a future agenda. Planning Manager Reimers said that staff could return with a report on the city's existing sustainability policies after the Zoning Code is complete.
   Chair O'Leary – None

ADJOURNMENT:

6. Adjourn to the Planning Commission Meeting of March 26, 2019 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission was adjourned at 8:30 pm.

Chair

Sandra Scott

Secretary