CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, April 23, 2019, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

- **Call to Order**

- **Roll Call:**
  - PRESENT: Cordes, Haddad, Marston, Chair O'Leary
  - ABSENT: Vice-Chair Lee
  - ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, Associate Planner Gulick, Associate Planner Liu, and Planning Secretary Scott.

- **Pledge of Allegiance**

- Commissioner Haddad made a motion to excuse Commissioner Vice-Chair Lee for due cause. Commissioner Cordes seconded that motion. The motion was unanimously approved.

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of April 9, 2019.

Commissioner Cordes made a motion to approve the items on the Consent Calendar. Commissioner Marston seconded the motion. The motion was approved by the following votes:

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

PUBLIC HEARING ITEMS:

2. **PL 18-1636** A conditional use permit to allow a business to operate between midnight and 6:00 a.m. The proposed business is for an 18,334 square-foot fitness center located in the Camellia Square shopping center. The business is requesting to operate 24 hours a day, seven days a week.

   Address: 9055 Las Tunas Drive, Unit 160

   Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 18-1636 subject to the proposed recommended conditions of approval.

   Project Planner: Adam Gulick, Associate Planner
   agulick@templecity.us

Associate Planner Gulick gave a brief presentation.

Commissioner Cordes asked about the parking study and if only 30 parking spaces are available.

Commissioner Marston asked if there are any more businesses that operate 24 hours a day, seven days a week in the City.

Planning Manager Reimer stated that only drive through restaurants operate 24 hours a day, seven days a week.

Chair O'Leary asked how was the parking study conducted, and how many restaurants are open late.

Associate Planner Gulick stated that Planet Fitness did their own parking demand study which provided two counts. The Dive and the Korean Barbeque are open past midnight.

Chair O'Leary opened the public hearing.

Tasia Kallies, applicant's representative, agreed with all the proposed conditions of approval.

Commissioner Marston asked the applicant how many facilities they own.

Tasia Kallies, applicant's representative stated that there are about 1,700 locations nationwide.

Commissioner Haddad made a motion to close the public hearing. Seconded by Commissioner Marston. The motion was approved.

Commissioner Haddad stated he was in favor of the project.

Commissioner Marston expressed concern about having a business opened 24-hours a day, seven days a week because it is close to a residential neighborhood.

Commissioner Cordes is in favor of the project and asked how much parking they would be occupying.

Planning Manager Reimers stated that there are empty spaces and staff is confident that the business will be successful as it has different peak hours than the other businesses in the center.

Chair O'Leary asked if residents will need to have a special permit to park on the street.

Planning Manager Reimers said that there might be options and we can provide solutions if a problem occurs with parking on Sultana Avenue.

Commissioner Haddad made a motion to approve file 18-1636, and adopt the attached Resolution finding that the project is exempt from CEQA. Seconded by Commissioner Cordes and carried by the following roll call vote:

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

3. **PL 19-1696** A conditional use permit for the establishment of a dance studio in the City Center Commercial District.

Address:	9534 Las Tunas Drive
Recommendation:	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 19-1696 subject to the proposed recommended conditions of approval.
Project Planner:	Hesty Liu, Associate Planner hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Commissioner Haddad asked Associate Planner Liu what type of businesses are on both sides. He is concerned for the noise.

Associate Planner Liu said that one of the businesses is a video shop and a nail shop. If noise would be a concern, then the Planning Commission can add a condition to require sound proof partition walls. Noise has not been an issue in the past with other similar businesses.

Chair O'Leary opened the public hearing.

Lulu Zhang, applicant, is in agreement with the proposed conditions of approval.

Commissioner Haddad asked the applicant if a problem occurs with noise, if she would find a solution.

Lulu Zhang said that when they apply for building permits they will keep that in mind.

Jim Cliff, resident, said that the parking on the 5900 block of Persimmon is for residents only. Customers of the dance studio will not be able to park there.

Associate Planner Liu stated that the parking study included off-street parking as well as on-street parking.

Commissioner Marston closed the public hearing. Seconded by Commissioner Haddad.

Commissioner Cordes was in favor of the project.

Commissioner Marston was in favor of the project and did not see a problem with traffic since parents will be dropping off kids.

Commissioner Haddad was in favor of the project.

Commissioner Marston made a motion to approve file 19-1696, and adopt the attached Resolution finding that the project is exempt from CEQA. Seconded by Commissioner Cordes and carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

4. **Planning Manager's Report**

   Planning Manager Reimers reminded the Planning Commission that the Zoning Code Update Amendments have been scheduled for the Planning Commission meeting of May 14, 2019.

5. **Comments from Commissioners**

   Commissioner Cordes – None
   Commissioner Haddad – Enjoyed the Easter Egg Hunt.
   Commissioner Marston – Going to a conference.

Vice-Chair Lee – Absent
Chair O'Leary – Thanked staff.

ADJOURNMENT:

6. Adjourn to the Planning Commission Meeting of May 14, 2019 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission was adjourned at 8:23 p.m.

Chair

Secretary