CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, August 27, 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, Guan, Haddad, , Vice Chair Lee, Chair O'Leary
  - ABSENT:
  - ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, Associate Planner Liu, Associate Planner Gulick and Planning Secretary Scott

- **Pledge of Allegiance**

REORGANIZATION OF THE PLANNING COMMISSION

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

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

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

- Chair conducts nominations for new Vice-Chair.

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

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

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Meeting of July 23, 2018.

Vice-Chair Haddad made a motion to approve the minutes of July 23, 2019 listed on the Consent Calendar. Seconded by Commissioner O'Leary and was approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

2. **PL 18-1454** A request for a time extension for Tentative Parcel Map No. 74889, a flag lot subdivision approved in 2017. The Tentative Map will expire on October 21, 2019.

Address:	4922 Arden Drive
Recommendation:	Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 18-1454 subject to the recommended conditions of approval.
Project Planner:	Hesty Liu, AICP, Associate Planner hliu@templecity.us

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

Kamen Lai, applicant agreed with conditions of approval.

Chair Lee opened the public hearing.

Commissioner Haddad closed the public comments. Seconded by Commissioner O'Leary.

Commissioner Haddad made a motion to approve file PL 18-1454, and adopt the attached Resolution finding that the project is exempt from CEQA. Seconded by Commissioner O'leary and carried by the following roll vote:

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

3. **PL 19-1955** A request for a time extension for Tentative Parcel Map No. 73888 and the associated site plan review. The project is a lot split subdivision for the improvement of two single-family residences. The project was originally approved in 2016 and a time extension was granted in 2018. This is the second request for a time extension.

Address:	5924 Reno Avenue
Recommendation:	Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 19-1955 subject to the recommended conditions of approval.
Project Planner:	Hesty Liu, AICP, Associate Planner hliu@templecity.us

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

Commissioner O'Leary commented on the property maintenance.

Commissioner Guan asked for clarification of the zoning code standards.

Associate Planner Liu stated that a project has to meet all effective standards, including any new standards adopted. The project will be required to meet all standards of the new zoning code, if a future time extension request is submitted, and the City's new zoning code is adopted.

Applicant, stated that the owner is requesting more time to pay off the loan.

Vice-Chair Haddad asked the applicant to take care of the property maintenance.

Commissioner O'Leary questioned if there will be another time extension if there is no progress.

Attorney Thuyen, attorney stated that the state only allow up to six year time extension.

Chair Lee asked if there is a condition to require property keep-up.

Planning Manager stated that there is no such condition, as it is a code requirement.

Vice-Chair Haddad closed the public comments. Seconded by Commissioner Cordes.

Commissioner O'Leary made a motion to approve file PL 19-1955, and adopt the attached Resolution finding that the project is exempt from CEQA. Seconded by Commissioner Cordes and carried by the following roll vote:

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

4. **PL 19-1915** A modification to a conditional use permit that would allow an existing restaurant to operate seven days a week, from 8:00 a.m. to 2:00 a.m. the following morning. The restaurant is currently allowed to operate from 11:00 a.m. to 9:30 p.m. Sunday through Thursday, and 11:00 a.m. to 10:00 p.m. on Friday and Saturday. The restaurant is currently allowed to sell beer and wine for consumption on site.

Address:	5449 Rosemead Blvd
Recommendation:	Adopt the attached Resolution finding that the project is exempt from CEQA and approve File PL 19-1915 subject to the proposed recommended conditions of approval.
Project Planner:	Adam Gulick, Associate Planner agulick@templecity.us

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

Commissioner Cordes asked if there is any residential units nearby and also questioned if the owner is related to Commissioner Guan.

Vice-Chair Haddad asked for the type of food. He also questioned if the Sheriff's department has been notified about the hours of operation and serving alcohol.

Commissioner Guan asked for other restaurants that operate similar hours.

Associate Planner Gulick stated that there are two restaurants that operate with similar hours.

Planning Manager Reimers stated that if we receive complaints from residents, the conditions of approval can be re-opened. The Sheriff's department has not been notified.

Chair Lee asked for the number of seating of the previous restaurant.

Associate Planner Gulick stated that the last business had 250 seats.

Commissioner O'Leary asked if there is a condition as to when they will stop serving alcohol.

Associate Planner Gulick stated that they will stop serving alcohol an hour before the restaurant closes.

Lisa Guan, Applicant stated that it will be Chinese food and it will open seven days a week from 8:00 a.m.-2:00 p.m.

Chair Lee asked if it is busy after mid night.

Lisa Guan, applicant stated that is not that busy.

Lisa Guan, applicant agreed with all conditions of approval

Chair Lee opened the public comments.

Commissioner Cordes closed the public comments. Seconded by Commissioner O'Leary.

Commissioner Cordes made a motion to approve file PL 19-1915, and adopt the attached Resolution finding that the project is exempt from CEQA. Seconded by Commissioner Guan and carried by the following roll vote:

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

5. **PL 19-1838** A conditional use permit to allow dog day care services at an existing dog grooming business. No overnight boarding would be allowed.

Address:	6271 Rosemead Boulevard
Recommendation:	Adopt the attached Resolution finding that the project is exempt from CEQA and approve File PL 19-1838 subject to the proposed recommended conditions of approval.
Project Planner:	Adam Gulick, Associate Planner agulick@templecity.us

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

Kevin Roh, business owner stated that the previous business was grooming and selling puppies, but as of the year the state does not allow the sale of dogs. He is requesting grooming and daycare services.

Commissioner O'Leary asked what the number of dogs at a time will be in daycare and grooming. He asked the applicant to consider installing sound proof walls.

Kevin Roh, business owner asked if he can have more than 10 dogs at a time in the daycare and five in grooming.

Planning Manager Reimers asked the Commission to discuss condition number 3 to increase the maximum number of dogs for the boarding and grooming.

Commissioner Cordes asked the applicant if they will be able to run the business if they allow the business to have more dogs. Also asked how big the dogs they will service.

Planning Manager asked how many dogs they have on a typical day in the grooming facility during the week and weekends.

Kevin Roh, business owner stated that they will have four to five dogs during the week and four during the weekend. The size they will service is no more than 30-40 pounds.

Kevin Roh, business owner agreed with all conditions of approval.

Vice-Chair Haddad asked for the number of kennels there will be and if there a special certification to be a dog groomer or to run a day care. What will happen if dog owner, don't pick up their dogs.

Kevin Roh, business owner said that there are five kennels, and his partner has experience in grooming and daycare services. The dog owner needs to sign a contract stating the dog needs to be picked up the dog at a certain time.

Chair Lee opened the public hearing.

Vice-Chair Haddad closed the public hearing. Seconded by Commissioner O'Leary.

Commissioner O'Leary recommended 10 dogs.

Commissioner Cordes suggested 15 dogs total.

Commissioner Guan stated that the size of dog makes a difference.

Planning Manager Reimers asked to have condition number 8 to be adjusted to add a dog a waste dispenser and trash receptacles.

Commissioner Cordes made a motion to approve file PL 19-1838, and adopt the attached Resolution to modify condition 3 to modify condition from 10 to 15 dogs and condition number 8 to add a trash receptacle on the turf area. The project is exempt from CEQA. Seconded by Commissioner O'Leary and carried by the following roll vote:

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

DISCUSSION ITEMS: NONE

FUTURE AGENDA ITEMS AND REPORTS:

6. **Planning Manager's Report**

Planning Manager Reimers announced that Community Director Forbes will be leaving in September due to finding a new job with the City of Thousand Oaks as a Deputy Community City Director.

7. **Comments from Commissioners**

Commissioner Cordes –. Congratulated Parks and Recreation for concerts at the park and congratulated new Chair and Vice-Chair.
Commissioner Haddad – Attended the CERT Training and thanked Commissioner O'Leary for his service.
Commissioner Guan –No Comments
Chair Lee –Thanked Commissioner Chair for his service and thanked staff for their support.
Commissioner O'Leary –Announced the birth of a new grandson.

ADJOURNMENT:

5. Adjourn to the Planning Commission Meeting of September 10, 2019 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission Regular Meeting was adjourned at 8:55 p.m.

Chair

Sandra Salt

Secretary