PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA

REGULAR MEETING
SEPTEMBER 9, 2014

1. CALL TO ORDER

Acting-Chairman O'Leary called the Planning Commission Regular Meeting to order at 7:32 p.m. in the Council Chambers located at 5938 Kauffman Avenue, Temple City.

2. ROLL CALL

PRESENT:	Commissioner – Cordes, Horton, O'Leary
ABSENT:	Commissioner – Curran, Leung
ALSO PRESENT:	Community Development Director Forbes, Associate Planner Gulick, and Planning Secretary Venters

Commissioner Horton made a motion to excuse Vice-Chairman Curran and Chairman Leung's absence. Seconded by Commissioner Cordes.

3. PLEDGE OF ALLEGIANCE

Commissioner Cordes led those present in the pledge of Allegiance to the Flag.

4. PRESENTATIONS – None

5. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA – None

6. CONSENT CALENDAR

Commissioner Horton made a motion to approve the consent calendar item. Seconded by Commissioner Cordes and carried by the following votes:

AYES:	Commissioner – Cordes, Horton, O'Leary
ABSTAINED:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – Curran, Leung

A. APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

1) Minutes of the Planning Commission Meeting of July 22, 2014.

Action: Approved.

7. PUBLIC HEARING

A. A request for a Tentative Parcel Map to construct four condominium units in the R-2 zone.

The applicant is proposing to develop four condominium units at 4857 Arden Drive. The lot is zoned R-2, Light Multiple Residential, and designated Medium Density Residential by the General Plan. The lot is currently improved with one single-family residence.

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

Acting-Chairman O'Leary opened the public hearing.

Kevin Lai, land surveyor, spoke on behalf of the applicant whom shall abide by the conditions of approval.

Rick Gates, resident, expressed concern regarding multiple housing developments.

Hearing no further request to speak, Acting-Chairman O'Leary closed the public hearing.

Commissioner Cordes made a motion to approve File 130000096, adopt Resolution No. 14-2414 PC and find that the project is categorically exempt. Seconded by Commissioner Horton and carried by the following votes:

AYES:	Commissioner – Cordes, Horton, O'Leary
ABSTAINED:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – Curran, Leung

B. A Conditional Use Permit for the establishment of a pizza restaurant in the Temple City Marketplace Shopping Center.

The proposed project is located in the commercial shopping center at the northwest corner of Las Tunas Drive and Rosemead Boulevard. The shopping center was developed in 1991 and is known as the Temple City Marketplace. The proposed pizza restaurant (Pizza Five 85) would occupy 2,100 square feet of the unit that was previously occupied by Blockbuster Video, which closed at the end of 2013.

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

Acting-Chairman O'Leary opened the public hearing.

Associate Planner Gulick briefed the Planning Commission that the applicant has received a copy of the Staff Report and attachments thereto; however, opted not to attend the Planning Commission Meeting.

Hearing no request to speak, Acting-Chairman O'Leary closed the public hearing.

Commissioner Horton made a motion to approve File 140000215, adopt Resolution No. 14-2415 PC and find that the project is categorically exempt. Seconded by Commissioner Cordes and carried by the following votes:

AYES:	Commissioner – Cordes, Horton, O'Leary
ABSTAINED:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – Curran, Leung

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director Forbes made the following announcement: The Parks and Recreation Commission would like to hold a joint meeting with the Planning Commission October 15, 2014, to discuss proposed park impact fees.

12. COMMISSION ITEMS SEPARATE FROM THE COMMUNITY DEVELOPMENT DIRECTORS REGULAR AGENDA

A. COMMISSIONER CORDES

Asked Community Development Director Forbes how the City is handling browned lawns.

Community Development Director Forbes provided explanation of the City's current policy for browned lawns.

B. COMMISSIONER HORTON

Requested an update regarding the Camellia Square and outreach efforts for drought tolerant landscaping.

Community Development Director Forbes provided a status update regarding the development of the Camellia Square and various efforts made by the City regarding rebates and programs for water conservation.

C. ACTING-CHAIRMAN O'LEARY – None

D. VICE-CHAIRMAN CURRAN – Absent

E. CHAIRMAN LEUNG – Absent

13. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA – None

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 8:09 p.m.

_____
Chairman

ATTEST:

_____
Secretary