PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA

REGULAR MEETING
SEPTEMBER 23, 2014

1. CALL TO ORDER

Chairman Leung called the Planning Commission Regular Meeting to order at 7:27 p.m. in the Council Chambers located at 5938 Kauffman Avenue, Temple City.

2. ROLL CALL

PRESENT: Commissioner – Cordes, Horton, O'Leary, Curran, Leung

ABSENT: Commissioner – None

ALSO PRESENT: Community Development Director Forbes, City Attorney Murphy, Associate Planner Gulick, Associate Planner Liu, and Planning Secretary Venters

3. PLEDGE OF ALLEGIANCE

Commissioner Horton 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, Curran, Leung
ABSTAINED: Commissioner – None
NOES: Commissioner – None
ABSENT: Commissioner – None

Recommendation: Approve Item A per recommendations.

A. APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

1) Minutes of the Planning Commission Meeting of September 9, 2014.

Action: Approved.

7. PUBLIC HEARING

A. A Conditional Use Permit to allow the establishment of an acupuncture clinic.

The subject site is located in the City Center Commercial (CC) District, between Primrose Avenue and Temple City Boulevard. The site has a land area of 2,750 square feet and is improved with a 1,850 square foot single-story commercial building.

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

Chairman Leung opened the public hearing.

Steve Sun, project designer, briefed the Planning Commission regarding proposed improvements to the business site. The applicant shall abide by the conditions of approval.

Yuan Hui Zheug, applicant, does not intend to provide massage services in conjunction with acupuncture. Although she has been employed by various acupuncture clinics this would be her first self-owned business.

Anonymous, public speaker, provided a brief summary of the applicants medical background.

Hearing no further request to speak, Chairman Leung closed the public hearing.

Commissioner Horton made a motion to approve File 140000213, adopt Resolution 14-2416 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, Curran, Leung
ABSTAINED:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

B. A Conditional Use Permit to allow the establishment of a full service restaurant in the Temple City Marketplace Shopping Center.

The business proposes to occupy eight units in the westerly building of the Temple City Marketplace shopping center. The shopping center was developed in 1991, consisting of eight commercial buildings and 422 parking spaces with a total floor area of approximately 105,000 square feet. The shopping center is zoned C-2 and C-3, and is designated as Commercial by the General Plan.

Chairman Leung proposed to continue the requested item to a date certain as the applicant was not present.

Commissioner Horton made a motion to continue File 140000221, to the Planning Commission Meeting of October 28, 2014. Seconded by Commissioner Cordes and carried by the following votes:

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

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM COMMUNITY DEVELOPMENT DIRECTOR - None

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

A. COMMISSIONER CORDES – None

B. COMMISSIONER HORTON

Thanked staff for their participation in the City Council and Commission barbeque.

C. COMMISSIONER O'LEARY – None

D. VICE-CHAIRMAN CURRAN – None

E. CHAIRMAN LEUNG - None

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

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 8:02 p.m.

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Chairman

ATTEST:

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Secretary