PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA

REGULAR MEETING
October 28, 2014 - 7:30 P.M.

1. CALL TO ORDER

Chairman Leung called the Planning Commission Regular Meeting to order at 7:30pm in the Council Chambers located at 5938 Kauffman Avenue, Temple City.

2. ROLL CALL

PRESENT:	Commissioner – Cordes, Curran, Leung, O'Leary
ABSENT:	Commissioner – Horton
EXCUSED:	Commissioner – None

3. PLEDGE OF ALLEGIANCE

Commissioner O'Leary led those present in the Pledge Allegiance to the Flag.

4. PRESENTATIONS

Community Development Director Forbes, presented youth committee representative Natalie Scigliano. Chairman Leung welcomed Ms. Scigliano**.**

5. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

Commissioner O'Leary made a motion to close public comments, but was not carried thru. Community Development Director Forbes, intervened and confirmed with Public Safety & Secretary Monroy, that a speaker request form was submitted by City Manager Brian Cook. Chairman Leung apologized for the oversight.

City Manager Cook introduced himself, and thanked the Planning Commission for their service to the Community.

6. CONSENT CALENDAR

Planning Commission is requested to review and approve:

1) Minutes of the Planning Commission Regular Meeting of October 14, 2014.

Recommendation: Approve.

Commissioner O'Leary moved to approve the Consent Calendar, seconded by Commissioner Cordes and was carried by the following roll call vote:

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

7. PUBLIC HEARING

A. THIS ITEM WAS CONTINUED FROM THE SEPTEMBER 23, 2014. A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF FULL SERVICE RESTAURANT WITH BEER AND WINE IN THE TEMPLE CITY MARKETPLACE SHOPPING CENTER.

The business proposes to occupy eight units in the westerly building of 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.

Commissioner Horton arrived at 7:36pm.

Project Planner Hesty Liu-Mrs. Liu gave a brief summary of the staff report and made recommendation to approve and adopt the resolution. Mrs. Liu also identified changes to the attached resolution in regards to dates to clarify continuance.

Chairman Leung questioned where amendments would be made. Mrs. Liu identified location on resolution. Community Development Director Forbes assisted in clarifying amendments to be made.

Chairman Leung opened public hearing.

Representing Applicant/Business Owner, Lisa Guan. Ms. Guan spoke on behalf of business owner announcing years of experience and successes with other restaurant businesses.

Vice Chairman Curran questioned how capacity figures where gathered. Ms. Guan presented formula used for capacity figures. Vice Chairman Curran thanked Mrs. Guan and understood formula used.

Commissioner Cordes questioned how facilities and facility hours will be used by consumers. Ms. Guan explained how each space within the restaurant may be used.

President CALA Investment Group, Susan Lew-Ms. Lew expressed she is very excited about Mr. Liang joining her team and welcomed his business.

Temple City Resident, Jerry Jambazian- Mr. Jambazian questioned the diagram presented by staff, and requested identification of the seven banquet room areas in the diagram. Mr. Jambazian also questioned privacy of banquet rooms within the facility. Mrs. Liu initially did not understand the question. Mr. Jambazian and Mrs. Liu attempted to clarify the diagram at which point Community Development Director Forbes intervened and assisted. Mrs. Liu answered Mr. Jambazian's questions regarding banquet room visibility concerns expressed, based on the diagram presented. Community Development Director Forbes requested assistance from Ms. Guan to assist with clarification of restaurant dining area and banquet room use.

Ms. Guan clarified diagram and visibility concerns.

Chairman Leung thanked Ms. Guan and asked if there were any further public comments.

Commissioner O'Leary made a motion to close public comments seconded by Vice Chairman Curran.

Commissioner Cordes made a motion to approve File 14000221, as amended, adopt resolution no. 14-2416 PC and find that the project is categorically exempt. Seconded by Commissioner O'Leary and followed by the following votes:

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

B. A SITE PLAN REVIEW AND ZONE VARIANCE TO BUILD A DETACHED THIRD UNIT NON-COMPLYING WITH MINIMUN DENSITY, SIDE YARD SETBACKS, AND PARKING STANDARDS IN AN R-3 ZONE.

The subject site is located in the R-3 zone, between Woodruff Avenue and Las Tunas Drive. The site has a land area of 8,750 square feet and is improved with an attached duplex and a detached two-car garage.

Project Planner Peter Sun-Mr. Sun gave a brief summary of the staff report and made recommendation to approve File No. 130000053 and adopt resolution 14-2386 PC with the attached conditions.

Commissioner O'Leary asked about fire restrictions and setbacks. Mr. Sun explained that those issues are addressed during the plan check process and explained setbacks.

Chairman Leung opened the public hearing.

Applicant/Designer, Brian Chen – Mr. Chen agreed with Mr. Sun's presentation; felt it was very thorough. Stated he felt neighboring residences would benefit from this variance.

Commissioner Horton questioned amount of units and asked about parking for tenant vehicles. Mr. Chen explained the ratio number of units to parking spaces. Chairman Leung questioned available on street and off street parking spaces. Mr. Chen provided number of parking spaces on street and off street.

Commissioner O'Leary made a motion to close public comments seconded by Commissioner Horton.

Commissioner Cordes made a motion to approve File 130000053 and adopt resolution no. 14-2386 PC and find that the project is categorically exempt. Seconded by Vice Chairman Curran and followed by the following votes:

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

C. A SITE PLAN REVIEW AND TENTATIVE PARCEL MAP FOR A RESIDENTIAL CONDOMINIUM SUBDIVISION CONSISTING OF FOUR DETACHED DWELLING UNITS.

The site has a total land area of approximately 15,790 square feet, zoned R-2, and is designated Medium Density Residential by the General Plan. The site is currently developed with a single family residence. The property is designated for multiple family developments and the maximum allowed density is 12 units per acre.

Project Planner, Hesty Liu- Mrs. Liu gave a brief summary of the staff report and stated that all compliances have been met. Mrs. Liu made recommendation to approve File No. 130000051, Tentative Parcel Map 72749.

Commissioner Cordes question the location and confirmed that location borders neighboring City. The question arose to what school district area would pertain to. Mrs. Liu clarified that the area would fall under the El

Monte School District. Commissioner Cordes expressed concern with amount of activity in the area.

Chairman Leung opened public hearing.

Property Owner/Applicant, Andrew Chang- Mr. Chang, apologized for architect not in attendance but made himself available and welcomed questions from Commissioners.

Commissioner O'Leary made a motion to close public comments seconded by Commissioner Horton.

Commissioner Horton made a motion to adopt resolution no. 14-2421 PC, approve File 130000051, Tentative Parcel Map 72749 and find that the project is categorically exempt. Seconded by Commissioner O'Leary and followed by the following votes:

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

D. A TENTATIVE PARCEL MAP FOR A FLAG LOT SUBDIVISION THAT WILL RESULT IN SUBDIVIDING AN EXISTING 21,288 SQUARE FOOT LOT INTO TWO SEPARATE SINGLE FAMILY PROPERTIES.

The property is located on the north side of the street, between Halifax Road and Pal Mal Avenue. The site is currently improved with three single family residences that will be demolished to accommodate the subdivision. The subdivision will result in a regular lot with 8,695 square feet of lot area and a flag lot with 12,593 square feet (9,600 square feet net.)

Project Planner, Hesty Liu- Mrs. Liu gave a brief summary of the staff report and stated project is consistent with all plans and utilities. Mrs. Liu made the recommendation to approve File No. 130000058, Tentative Parcel Map 72861.

Vice Chairman Curran questioned attachment D and age of photo. Mrs. Liu stated approximate age of photo.

Chairman Leung opened the public hearing

Representing Applicant/Property Owner, Hank Cheng- Mr. Cheng representing property owner stated that they have reviewed all the conditions for approval and will comply with all conditions. Mr. Cheng made himself available to answer questions on behalf of the property owner. Commissioner Cordes stated that his question had just been answered by Mr. Cheng.

Commissioner O'Leary made a comment on water drainage issues to which Mr. Cheng agreed.

Vice Chairman Curran was unclear but had some suspicion about previous ownership of the property and previous development. Mr. Cheng clarified information for Vice Chairman Curran.

Commissioner O'Leary made a motion to close public comments seconded by Commissioner Horton.

Vice Chairman Curran made a motion to adopt resolution no. 14-2418 PC, approve File 130000058, Tentative Parcel Map 72861 and find that the project is categorically exempt. Seconded by Commissioner O'Leary and followed by the following votes:

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

8. UNFINISHED BUSINESS-None

9. NEW BUSINESS – None

10. COMMUNICATIONS-None

11. UPDATE FROM COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director Forbes announced that the next regular meeting scheduled for November 11, 2014 has been cancelled due to Veteran's Holiday. A special meeting has been scheduled for November 13, 2014 at 7:30 p.m. The second regular Planning Commission Meeting scheduled on November 25, 2014 has also been cancelled due to the upcoming Thanksgiving Holiday.

12. COMMISSION ITEMS SEPARATE FROM THE REGULAR AGENDA

A. COMMISSIONER CORDES-None

B. COMMISSIONER HORTON-Requested an update of the Gateway Project from Community Development Director Forbes. Community Development Director Forbes stated that the project, now known as the Camellia Square Project, is moving along and was expected to be completed by the end of 2014 but is now projected to be completed in early 2015. Community Development Director Forbes also stated that no tenants have been secured as of yet. Commissioner Horton asked about the Alpha Beta site and outreach to potential tenants for that site. Community Development Director Forbes stated that an application had been submitted for a proposed mixed-use project on the Alpha Beta Site.

C. COMMISSIONER O'LEARY – Was pleased with City Manager Cook's visit to the night's meeting.

D. VICE-CHAIRMAN CURRAN-Is impressed with the new City Manager's efforts, and content that he is becoming familiarized with the City's businesses.

E. CHAIRMAN-LEUNG-Apologized for mispronouncing City Manager Cook's last name during Public Comments.

13. ADDITIONAL COMMENTS NOT LISTED ON THE AGENA

Temple City Resident, Jim Clift-Mr. Clift congratulated Natalie Scigliano for her service to the youth committee. Mr. Clift commented on the Camellia Square Project and stated that he's followed the project meetings for years. Questioned the previous studies that were done with consultants and why no results were available after, what he views, a lengthy period of time and cost. Mr. Clift also commented he understood Community Development Director was new to this project. Commissioner O'Leary commented on a possible reason. Mr. Clift questioned money spent. Chairman Leung commented on the prospects and space availability once project is complete. Mr. Clift expressed his concern with money spent and results thus far.

Commissioner O'Leary made a motion to close public comments seconded by Commissioner Cordes.

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 8:44pm

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Chairman

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Public Safety & Services Secretary