PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA

REGULAR MEETING
November 13, 2014 - 7:30 P.M.

1. CALL TO ORDER

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

2. ROLL CALL

PRESENT:	Commissioner – Cordes, O'Leary, Curran, Leung
ABSENT:	Commissioner – Horton
ALSO PRESENT:	Community Development Director Forbes, City Attorney Vega, Associate Planner Liu, Management Analyst Sun and Management Analyst Coyne

Commissioner O'Leary made a motion to excuse Commissioner Horton for due cause seconded by Commissioner Cordes and unanimously carried.

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS - None

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

6. CONSENT CALENDAR

Planning Commission is requested to review and approve:

1) Minutes of the Planning Commission Regular Meeting of October 28, 2014.

Recommendation: Approve.

Commissioner Cordes moved to approve the Consent Calendar, seconded by Vice Chairman Curran 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. A REQUEST FOR A TENTATIVE TRACT MAP NO. 72836 TO SUBDIVIDE AND CONSTRUCT FIVE (5) CONDOMINIUM UNITS IN THE R-2 ZONE.

The applicant is proposing to develop five condominium units at 9913 Lower Azusa Road. 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. The proposed project consists of five detached two-story condominiums with attached garages.

Management Analyst Peter Sun gave a brief summary of the staff report.

Chairman Leung opened the public hearing.

Hank Jeung, applicant, provided information to the Planning Commission regarding the site's drainage and the sewer system.

Lise Surmenian, resident, expressed concern about additional traffic, landscaping management, and property management.

Darryl Meacham, resident, asked if the developer had plans to install a block wall at his property line.

Melisa Martinez, resident, had concerns regarding privacy, whether the fence in the rear of her property will be removed, and increased on-street parking.

Feng Lan Liu, resident, expressed concern regarding future traffic impacts and effects on property values.

Hank Jeung, applicant, responded to the objections raised by the public.

Chairman Leung closed the public hearing.

Vice-Chairman Curran made a motion to approve File 140000095, adopt resolution 14-2419PC, and find that the project is categorically exempt. Seconded by Commissioner O' Leary and carried by the following roll call vote:

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

B. TENTATIVE PARCEL MAP NO. 73034 FOR A LOT SPLIT SUBDIVISION. THE SITE HAS TOTAL LAND AREA OF APPROXIMATELY 19,000 SQUARE FEET, ZONED R-1 AND IS DESIGNATED LOW DENSITY RESIDENTIAL BY THE GENERAL PLAN.

The project is a request for a Lot Split subdivision which proposes to demolish all structures on the property and split the lot into two parcels through the midpoint of the 100-foot frontage. Each parcel of the subdivision will have a frontage of 50 feet and a land area of approximately 9,500 square feet. The property is currently improved with a single family residence.

Vice-Chairman Curran recused himself from this item as he received a Public Hearing Notice and resides within 300 feet of the proposed project site.

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

Chairman Leung opened the public hearing.

Hank Jeung, applicant representative, stated that he has reviewed and will abide by the conditions of approval.

Kenny Tang & Steve Chu, resident, expressed concern regarding encroachment onto their properties.

Mai Trieu, resident, is concerned regarding property encroachment and asbestos.

Hank Jeung, applicant representative, addressed the concerns of the public.

Chairman Leung closed the public hearing.

Commissioner Cordes made a motion to approve File 140000205 and adopt Resolution 14-2420PC and find that the project is categorically exempt. Seconded by Commissioner O' Leary and carried by the following roll call vote:

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

C. A REQUEST FOR A CONDITIONAL USE PERMIT TO INSTALL A TELECOMMUNICATION FACILITY ON THE SUBJECT SITE. THE TELECOMMUNICATION FACILITY WILL BE MOUNTED WITH 12 PANELS, 24 REMOTE RADIO UNITS, AND ONE BACKHAUL ANTENNA. THE PLANNING COMMISSION'S ORIGINAL DECISION TO APPROVE THE APPLICATION WAS APPEALED TO THE CITY COUNCIL. THE CITY COUNCIL REMANDED THE APPLICATION BACK TO THE PLANNING COMMISSION FOR FURTHER CONSIDERATION.

This project was initially presented to the Planning Commission on July 22, 2014, and approved by a 4-0 vote. The decision was subsequently appealed to the City Council. The appeal hearing was held on October 7, 2014. The City Council voted 3-2 to remand the case back to the Planning Commission for further consideration.

Associate Planner Liu gave a brief summary of the staff report and history of the proposed request.

Chairman Leung opened public hearing.

Jerry Ambrose, applicant, explained why a cellular site is needed at the proposed location. He further presented visuals indicating the current deficiencies in cell phone coverage throughout the city. He stated that the Eucalyptus design best camouflages the site.

Justin Cheung, resident, spoke in opposition to the request as he attends school at the proposed site.

Edison Shu, resident, expressed concern regarding decreased property values and aesthetics.

Kenny Luong, resident, is not in favor of the proposed request due to aesthitics and felt that the current celluar coverage is sufficient.

Duncan Wu, resident, felt that the property owner should make a better effort to respond to the concerns of the neighborhood and after-school program. He also expressed concern regarding the height of the cellular tower.

Charlton Chen, resident, expressed concern regarding FCC regulations for 59 foot cellular telecommunication facilities.

Slah Dajkovich, resident, felt that an alternate location in a commercial area should be considered.

Gary Chen, resident, spoke highly of Temple City, however, stated that several hundred residents are not in favor of the proposed telecommunications facility.

Amy, resident, was not in favor of the cellular site.

William Man, resident, briefed the Planning Commission and public regarding federal regulations versus local municipal authority.

Jerry Ambrose, applicant, responded to the concerns of the public. He pointed that that the demand for cellular service has increased. He is not

familiar with a regulation that a cellular tower has a 60 foot height requirement. The applicant is willing to add an additional foot of branches to ensure that the cellular tower is 60 feet.

Chairman Leung closed the public hearing.

Vice-Chairman Curran made a motion to approve File 140000048, adopt Resolution 14-2422PC, and find that the project is categorically exempt. Seconded by Commissioner O'Leary and carried by the following roll call vote:

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

8. UNFINISHED BUSINESS - None

9. NEW BUSINESS - None

10. COMMUNICATIONS - None

11. UPDATE FROM COMMUNITY DEVELOPMENT DIRECTOR-

Community Development Director Forbes noted that the regularly scheduled Planning Commission Meetings of November 25 and December 23, 2014, will be cancelled due to the holiday season.

12. COMMISSION ITEMS SEPARATE FROM THE REGULAR AGENDA

A. COMMISSIONER CORDES – None

B. COMMISSIONER HORTON – None

C. COMMISSIONER O'LEARY – None

D. VICE-CHAIRMAN CURRAN

Commented that the minutes have been more detailed, and expressed interest that they continue to be done in this manner.

E. CHAIRMAN LEUNG – None

13. ADDITIONAL COMMENTS NOT LISTED ON THE AGENA - None

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 9:53 p.m.

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Chairman

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Management Analyst