PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA

REGULAR MEETING
DECEMBER 9, 2014

1. CALL TO ORDER

Acting-Chairman Curran 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, Horton, O'Leary, Curran

ABSENT: Commissioner – Leung

ALSO PRESENT: Community Development Director Forbes, Planning Manager Reimers, City Attorney Murphy, Associate Planner Gulick, Associate Planner Liu, Management Analyst Sun, and Planning Secretary Venters

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

3. PLEDGE OF ALLEGIANCE

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

4. PRESENTATIONS – None

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

6. CONSENT CALENDAR

Commissioner Horton moved to approve the Consent Calendar as amended. Seconded by Commissioner Cordes and was approved unanimously by the following votes:

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

A. APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

1) Minutes of the Planning Commission Meeting of November 13, 2014.

Action: Approved.

7. PUBLIC HEARING

A. A CONDITIONAL USE PERMIT TO ALLOW GAS HOOKUPS AND PLUMBING IN A DETACHED ACCESSORY STRUCTURE.

The subject site is a residential property located on Green Street, east of Glickman Avenue. The site is 80 feet in width and 234 feet in depth, with an overall lot size of 18,720 square feet. The property consists of a main house, guesthouse, and a detached two-car garage and workshop. The main house is 3,134 square feet and consists of four bedrooms and three bathrooms. The site is zoned R-1, Single Family Residential, and is designated as Low Density Residential by the General Plan.

Commissioner Horton recused himself from this item and left the room, as he received a Public Hearing Notice and resides within 300 feet of the site.

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

Acting-Chairman Curran opened the public hearing.

Jonathan Yu, applicant, briefed the Planning Commission of his request regarding the proposed modifications to the accessory structure and requested leniency in the zoning code.

Frank Izbinski, resident, spoke in regards to his relationship to the applicant.

George MacDonald, resident, felt that realtors should disclose the history of a property to a potential homeowner.

Acting-Chairman Curran closed the public hearing.

Commissioner Cordes made a motion to deny File 140000264, adopt resolution 14-2423 PC, 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, O'Leary
ABSTAIN:	Commissioner – Horton
NOES:	Commissioner – None
ABSENT:	Commissioner – Leung

Commissioner Horton rejoined the Planning Commission Meeting at 8:12 p.m.

B. A MODIFICATION TO AN EXISTING CONDITIONAL USE PERMIT TO ALLOW ONSITE CONSUMPTION OF BEER AND WINE AT A FULL SERVICE RESTAURANT IN THE CITY CENTER OF THE DISTRICT DOWNTOWN SPECIFIC PLAN AREA.

The restaurant, Urspace which was approved in 2011 through Conditional Use Permit 11-1791 occupies a floor area of approximately 3,200 square feet and operates from 11:00 a.m. to 11:00 p.m. seven days a week. The business currently serves food and non-alcoholic beverages.

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

Acting-Chairman Curran opened the public hearing.

Molly Yeh, applicant, explained to the Planning Commission that customers have requested alcoholic beverages along with their meals. She stated that the sale of beer and wine is intended as an incidental use; she would abide by the conditions of approval.

Peter Choi, President, Chamber of Commerce, spoke in support of the proposed request.

Ed Chen, resident, spoke in favor of the proposed request.

Acting-Chairman Curran closed the public hearing.

Commissioner Horton made a motion to approve File 140000228, adopt resolution 14-2424 PC, and find that the project is categorically exempt. Seconded by Commissioner Cordes and carried by the following roll call vote:

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

C. A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF A FREESTANDING CHANGEABLE COPY SIGN.

The project is an electronic changeable copy sign proposed to advertise and convey messages related to activities for First Baptist Church. The site has a total land area of approximately 90,856 square feet, is zoned R-2 and is designated Institutional by the General Plan.

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

Acting-Chairman Curran opened the public hearing.

Jim Walden, Senior Pastor, stated a desire display various church related events and would abide by the conditions of approval.

Acting-Chairman Curran closed the public hearing.

Commissioner Horton made a motion to approve File 140000248, adopt resolution 14-2425 PC, and find that the project is categorically exempt. Seconded by Commissioner O'Leary and carried by the following roll call vote:

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

D. A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A RESTAURANT SERVING BAKED GOODS AND NON-ALCOHOLIC BEVERAGES.

The applicant is proposing to establish a new bakery with interior seating. The restaurant, JJ Bakery serves breakfast snacks, pastries, bread, and coffee. The business proposes to operate within the Temple City Marketplace located at 5755 Rosemead Boulevard and is zoned C-2 (General Commercial) by the City's General Plan.

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

Acting-Chairman Curran opened the public hearing.

Billy Wang, Director of business operations, briefed the Planning Commission regarding the proposed restaurant.

Jerry Jambazian, business owner, spoke in favor of the proposed request. Asked for clarification regarding a similar use that was declined.

Billy Wang, Director of business operations, stated that JJ Bakery primarily sells baked goods while the sale of coffee is an incidental use. The declined business sold a wide assortment of coffee based beverages.

Acting-Chairman Curran closed the public hearing.

Commissioner Horton made a motion to approve File 140000286, adopt resolution 14-2426 PC, and find that the project is categorically exempt. Seconded by Commissioner Cordes and carried by the following roll call vote:

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

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director Forbes introduced Planning Manager Reimers to the Planning Commission and announced that the regularly scheduled Planning Commission Meeting of December 23, 2014, will be dark due to the holiday.

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

A. COMMISSIONER CORDES

Suggested that the City be proactive with the public regarding cellular facilities.

Community Director Forbes updated the Planning Commission regarding an upcoming policy for cellular facilities that should be ready for review early next year.

B. COMMISSIONER HORTON

Welcomed Planning Manager Reimers to Temple City.

C. COMMISSIONER O'LEARY

Wished the public and staff happy holidays.

D. ACTING-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 9:03 p.m.

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Chairman

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Secretary