PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA

REGULAR MEETING
AUGUST 25, 2015

1. CALL TO ORDER – Chairman O'Leary

2. ROLL CALL – Commissioner Cordes, Leung, Marston, Haddad, O'Leary

PRESENT: Commissioner – Cordes, Leung, Marston, Haddad, O'Leary

ABSENT: Commissioner – None

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

3. PLEDGE OF ALLEGIANCE

4. PRESENTATIONS

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

6. CONSENT CALENDAR

APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

1) Minutes of the Planning Commission Meeting of August 11, 2015.

Commissioner Leung moved to approve the Consent Calendar. Seconded by Vice-Chairman Haddad and was approved unanimously by the following votes:

AYES: Commissioner – Cordes, Leung, Marston, Haddad, O'Leary
ABSTAIN: Commissioner – None
NOES: Commissioner – None
ABSENT: Commissioner – None

7. PUBLIC HEARING

Planning Manager Reimers gave a visual presentation for all of the conditional use permits for the shopping center.

A. A request for a conditional use permit to establish a 2,600 square foot drink and food establishment in the Camellia Square shopping center located at 5728 Rosemead Boulevard, Unit 107.

The subject site has a land area of 3.7 acres and is located at the northeast corner of Rosemead Boulevard and Las Tunas Drive. The proposed business, Simmer Huang is proposing to establish food and drink establishment in a 2,600 square foot unit in Building 2 of the Camellia Square. No consumption of alcoholic beverages is proposed for the business. The proposed hours of operation are from 11:00 a.m. to 11:00 p.m., seven days a week. The seating capacity proposed is 88 seats. The property is located in the C-2, General Commercial zone and is designated as Commercial by the City's General Plan.

Chairman O'Leary opened the public hearing.

Shannon Coleman, representative, stated that she will comply with the conditions of approval.

Kathleen Cheng, architect, stated that she will comply with the conditions of approval.

Chairman O'Leary closed the public hearing.

Commissioner Marston made a motion to approve File 15-255, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner Cordes and carried by the following roll call vote:

AYES:	Commissioner – Cordes, Leung, Marston, Haddad, O'Leary
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

B. A request for a conditional use permit to establish a 7,110 square foot drink and food establishment in the Camellia Square shopping center located at 9055 Las Tunas Drive, Unit 105.

The subject site has a land area of 3.7 acres and is located at the northeast corner of Rosemead Boulevard and Las Tunas Drive. The proposed business, Bistro Na's is proposing to establish a food and drink establishment in a 7,110 square foot unit in Building 1 of the Camellia Square. The applicant is also requesting to serve beer and wine. The proposed hours of operation are from 11:00 a.m. to 11:00 p.m. seven days a week. The seating capacity proposed is 177 seats; no outside dining is being requested as part of this application. The property is located in the C-2, General Commercial zone and is designated as Commercial by the City's General Plan.

Chairman O'Leary opened the public hearing.

Christina Mayeda, project designer, stated that she will comply with the conditions of approval.

Stan Lee Tai, JWDA – MS Architects, consultant, stated that he will comply with the conditions of approval.

Chairman O'Leary closed the public hearing.

Commissioner Cordes made a motion to approve File 15-266, adopt the resolution, and find that the project is categorically exempt. Seconded by Vice-Chairman Haddad and carried by the following roll call vote:

AYES:	Commissioner – Cordes, Leung, Marston, Haddad, O'Leary
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

C. A request for a conditional use permit to establish a 1,490 square foot drink and food establishment in the Camellia Square shopping center located at 5728 Rosemead Boulevard, Unit 102.

The subject site has a land area of 3.7 acres and is located at the northeast corner of Rosemead Boulevard and Las Tunas Drive. The proposed business, Pokelicious is proposing to establish a food and drink establishment in a 1,490 square foot unit in Building 2 of the Camellia Square. No consumption of alcoholic beverages is proposed for the business. The proposed hours of operation are from 11:00 a.m. to 10:00 p.m. seven days a week. The seating capacity proposed is 36 seats; no outside dining is being requested as part of this application. The property is located in the C-2, General Commercial zone and is designated as Commercial by the City's General Plan.

Chairman O'Leary opened the public hearing. No one came forth at this time.

City Attorney Murphy recommended that the Planning Commission continue this item to a date certain as the applicant was not present.

Chairman O'Leary closed the public hearing.

Commissioner Leung made a motion to continue File 15-274, to the Planning Commission meeting of September 22, 2015. Seconded by Vice-Chairman Haddad and carried by the following roll call vote:

AYES:	Commissioner – Cordes, Leung, Marston, Haddad, O'Leary

ABSTAIN: Commissioner – None
NOES: Commissioner – None
ABSENT: Commissioner – None

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM THE COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director Forbes announced the following: the Planning Commission meeting scheduled for September 8, 2015, has been cancelled, a dedication ceremony will take place in the City Hall parking lot for the mural located at the Temple City Library August 26, 2015, at 6:30 p.m., and Assembly member Ed Chau will host a water information forum August 29, 2015, from 10 a.m. to noon in the Council Chambers.

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

A. COMMISSIONER CORDES – Spoke in favor of the PowerPoint presentation format.

B. COMMISSIONER LEUNG – Spoke in favor of the PowerPoint presentation format.

C. COMMISSIONER MARSTON – Asked Community Development Director Forbes for an update regarding the occupancy of Building 1 of the Camellia Square.

Community Development Director Forbes stated that interested businesses are discussing occupancy with the property owner.

D. VICE-CHAIRMAN HADDAD – None

E. CHAIRMAN O'LEARY – Asked Community Development Forbes for an update regarding a banquet facility that was going to occupy a building in the Camellia Square.

Community Development Director Forbes stated that a banquet room was previously discussed, however, such business use would serve food therefore, a modification to the conditional use permit for the development would be required.

13. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

Jerry Jambazian, business owner, stated that he is not in favor of an increase of square footage for restaurants at the Camellia Square.

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 8:01 p.m.

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Chairman

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Secretary