CITY OF TEMPLE CITY

# PLANNING COMMISSION MINUTES

**REGULAR MEETING**
Tuesday, November 8, 2016, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

## OPENING MATTERS:

- **Call to Order**

- **Roll Call:**
  PRESENT: Commissioner – Cordes, Leung, O'Leary, Marston, Haddad

  ABSENT: Commissioner – None

  ALSO PRESENT: Planning Manager Reimers, City Attorney Murphy, Associate Planner Gulick, Associate Planner Liu, Management Analyst Coyne, and Planning Secretary Venters

- **Pledge of Allegiance**

## ORAL COMMUNICATIONS / PUBLIC COMMENT: None

## APPROVAL OF MINUTES:

**1.** Planning Commission Meeting of October 11, 2016

Commissioner Leung made a motion to approve the Planning Commission minutes dated September 27, 2016. Seconded by Commissioner O'Leary and was approved unanimously by the following votes:

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

## PUBLIC HEARING ITEMS:

2. **File: PL 16-330.** A conditional use permit to establish a 3,640 square foot restaurant. The applicant is also requesting to serve beer and wine.

Address: 9549 Las Tunas Drive

Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 16-330 subject to the proposed recommended conditions of approval.

Project Planner: Andrew J. Coyne, Management Analyst
acoyne@templecity.us

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

Chairman Haddad opened the public hearing.

Andrew, applicant's representative, stated that the applicant will abide by the conditions of approval and requested to extend the proposed hours of operation to 8 a.m. to midnight.

Chairman Haddad closed the public hearing.

Commissioner Leung made a motion to approve PL 16-330, adopt the resolution as amended to include the extended hours of operation, and find that the project is categorically exempt. Seconded by Commissioner Cordes and carried by the following roll call vote:

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

3. **File: PL 16-475.** A conditional use permit to establish a 1,463 square foot restaurant located in the Camellia Square shopping center. The applicant is also requesting to serve beer and wine.

Address: 5728 Rosemead Boulevard, Unit 106

Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 16-475 subject to the proposed conditions of approval.

Project Planner: Adam Gulick, Associate Planner
agulick@templecity.us

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

Chairman Haddad opened the public hearing.

Terence Kwok, applicant, stated that he will abide by the conditions of approval.

Chairman Haddad closed the public hearing.

Commissioner O'Leary made a motion to approve PL 16-475, adopt the resolution, and find that the project is categorically exempt. Seconded by Vice-Chair Marston and carried by the following roll call vote:

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

4. **File: PL 16-438.** A conditional use permit and major site plan review for a new public parking lot at the northeast corner of Workman Avenue and Temple City Boulevard. The parking lot will provide 27 parking spaces and be improved with landscaping and decorative walls. The site is in the Temple City Boulevard Commercial District.

Address: 5800 Temple City Boulevard

Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 16-438 subject to the proposed recommended conditions of approval.

Project Planner: Hesty Liu, AICP, Associate Planner
hliu@templecity.us

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

Vice-Chair Marston asked if the City has considered installing solar panels that also serve as covered parking.

Commissioner Leung commented that he would like the City to go above the minimum standard to capture storm water run-off.

Chairman Haddad asked if the parking lot would have electrical charging stations as soon required by the State. He stated that he would like to see the project include the capture of storm water run-off that could also be used for educational purposes.

Planning Manager Reimers stated that the City does not have funds for solar panels or covered parking at this time, that the City is not required to include electrical charging stations but will establish an ordinance to meet the State requirement by September of 2017, and that the Planning Commission could condition that green options be explored during the construction of the parking lot.

Chairman Haddad opened the public hearing.

Christy Wong and Jessica Huang, Temple City Youth Committee, introduced themselves to the Planning Commission and explained the purpose of the Youth Committee.

Chairman Haddad closed the public hearing.

Commissioner Cordes made a motion to approve PL 16-438, adopt the resolution as amended requesting staff to investigate the feasibility of incorporating solar panels and capturing storm water run off from off site, and find that the project is categorically exempt. Seconded by Vice-Chair Marston and carried by the following roll call vote:

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

## DISCUSSION ITEM(S):

**5. None**

## FUTURE AGENDA ITEMS AND REPORTS:

**6. Planning Manager's Report**

Planning Manager Reimers updated the Planning Commission that the KTV karaoke business will be considered by the City Council November 15.

**7. Comments from Commissioners**

Commissioner Cordes – Stated that a temple city high school student has been chosen as the Rose Queen for the Pasadena Rose Parade and shared information regarding the Biltmore Estate.

Commissioner Leung – None

Commissioner O'Leary – None

Vice-Chairwoman Marston – None

Chairman Haddad – Spoke of his experience at the recent 2016 California Chapter APA Conference highlighting keynote speaker Dr. Lucile Jones who provided a presentation regarding seismic vulnerabilities.

**ADJOURNMENT:**

The Planning Commission Regular Meeting was adjourned at 8:39 p.m.

Chairman

Secretary