

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
FEBRUARY 24, 2015 – 7:30 P.M.**

1. CALL TO ORDER – Chairman Leung

2. ROLL CALL

PRESENT: Commissioner – Cordes, Haddad, O’Leary, Leung

ABSENT: Commissioner – Horton

ALSO PRESENT: Planning Manager Reimers, City Attorney Vega, Associate Planner Gulick, Associate Planner Liu, and Planning Secretary Venters

Commissioner O’Leary made a motion to excuse Commissioner Horton. 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

John Chow, resident, expressed concern regarding current the zoning standards in the City and requested that the Planning Commission consider relaxing the current zoning code.

Community Development Director Forbes requested direction from the Planning Commission regarding the concern addressed by Mr. Chow.

The Planning Commission expressed interest reviewing the current zoning code on an agenda for a future date.

6. CONSENT CALENDAR

Commissioner O’Leary moved to approve the Consent Calendar. Seconded by Commissioner Cordes and was approved unanimously by the following votes:

AYES: Commissioner – Cordes, O’Leary, Leung

ABSTAIN: Commissioner – Haddad

NOES: Commissioner – None
ABSENT: Commissioner – Horton

Recommendation: Approve Item A per recommendations.

A. APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

- 1) Minutes of the Planning Commission Meeting of February 10, 2015.

7. PUBLIC HEARING

- A. Major Site Plan Review and Tentative Parcel Map 72700 for a residential condominium subdivision consisting of four detached dwelling units.

The subject site consists of two adjoining parcels located on the easterly side of Rosemead Boulevard. The site is 100 feet wide and 163.5 feet deep with a total land area of approximately 16,400 square feet. The project proposes to develop four detached residential condominium dwellings on the site. All four dwellings will contain four bedrooms with an attached two-car garage. The property is in the R-3 zone, as designated by the City's General Plan.

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

Chairman Leung opened the public hearing.

Ji Li, applicant, would like to add aesthetic quality to the neighborhood. He stated that he has reviewed and will abide by the conditions of approval.

Chairman Leung closed the public hearing.

City Attorney Vega recommended a condition regarding indemnity be added to the resolution. She read the proposed condition to the public.

Ji Li, applicant, accepted the resolution as amended.

Commissioner Cordes made a motion to approve File 140000029, adopt the resolution as amended, and find that the project is categorically exempt. Seconded by Commissioner Haddad and carried by the following roll call vote:

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

- B. A request to modify an approved Conditional Use Permit for the Camellia Square shopping center by increasing the proportion of restaurant use from 11,000 to 40,250 square feet while providing an equivalent reduction in retail and office use; the total square footage of the shopping center is not proposed to increase.

The subject site has an overall lot size of 3.7 acres and is located at the northeast corner of Rosemead Boulevard and Las Tunas Drive. In 2006, the City Council approved a mixed-use project known as the Piazza Las Tunas. The project was never initiated by the developer and the project ultimately expired in 2008. The applicant submitted a new application in 2011 to develop a 75,000 square foot commercial shopping center. The subject property is located in the C-2, General Commercial zone and is designated as Commercial on the City's General Plan Land Use Map.

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

Chairman Leung opened the public hearing.

Deirdre McCollister, MIG, Hogle-Ireland, applicant, has worked extensively with staff regarding the recommended square footage dedicated to restaurants. She stated that marketers are currently working to secure retail businesses at the Camellia Square. She stated that she has reviewed and will abide by the conditions of approval.

Commissioner O'Leary expressed concern regarding a building adjacent to a residential neighborhood that is included as part of the square footage for restaurant use.

Deirdre McCollister, MIG, Hogle-Ireland, applicant, stated that the potential tenant may no longer be interested in that particular building to operate a restaurant however, the proposed square footage for restaurant could be used elsewhere on the development.

Randy Wang, applicant, stated that building three and four have potential tenants and will be the first to be developed.

Mark Kokayko, resident, spoke in opposition of the proposed amendments to the development.

Jim Clift, resident, briefed the Planning Commission regarding the history of the project. He stated that he is not pleased by the ongoing changes in the development.

Deirdre McCollister, MIG, Hogle-Ireland, applicant, addressed the concerns of the public.

Chairman Leung closed the public hearing.

Commissioner Haddad made a motion to recommend that the City Council approve File 140000273, adopt the attached resolution, and find that the project is categorically exempt. Seconded by Commissioner O'Leary and carried by the following roll call vote:

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

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM COMMUNITY DEVELOPMENT DIRECTOR

Community Development Directors Forbes announced that the next Planning Commission Meeting will take place March 24, 2015, and the next General Plan Advisory Committee (GPAC) workshop will take place in the Community Room located at City Hall on March 2, 2015.

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

- A. COMMISSIONER CORDES – Asked for an update regarding the Alameda Corridor-East (ACE) project.

Community Development Forbes stated that detour signage should be removed March 1, 2015.

- B. COMMISSIONER HADDAD – Thanked his fellow commissioners for welcoming him to the Planning Commission.
- C. COMMISSIONER HORTON – None
- D. COMMISSIONER O'LEARY – Stated that he was pleased that WWII veterans were the Grand Marshal of the Camellia Festival. He also welcomed Commissioner Haddad to the Planning Commission.

E. CHAIRMAN LEUNG – None

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

William Mann, resident, welcomed Commissioner Haddad to the Planning Commission.

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 9:06 p.m.

Chairman

Secretary