

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

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

1. CALL TO ORDER – Chairman Leung

2. ROLL CALL

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

ABSENT: Commissioner – None

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

3. PLEDGE OF ALLEGIANCE

Commissioner Haddad led those present in the Pledge of Allegiance.

4. PRESENTATIONS

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

6. CONSENT CALENDAR - None

7. PUBLIC HEARING

A. A request for a Lot Line Adjustment to reposition the common lot line of the two adjacent properties addressed as 10558 Olive Street and 5337 Pal Mal Avenue.

The project involves two adjacent properties located in the R-1 Zone. The applicant proposes to adjust the lot lines so that the rear 5,600 square feet of the property on Pal Mal Avenue will be transferred to the property on Olive Street. After the adjustment, both properties will meet the minimum lot requirements (i.e., overall area, lot width, lot depth). The subject property is located in the R-1 zone and designated as Low Density Residential on the City's General Plan Land Use Map.

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

Chairman Leung opened the public hearing.

Jack Lee, applicant, stated that the property owner would like to improve the

land. He stated that the property owner currently does not have plans to build on the lot.

Edith Nelson, resident, expressed concern regarding future development; particularly additional residences.

Harry, resident, asked staff if the applicant could subdivide the larger of the two properties and develop additional property.

Associate Planner Liu stated that if the applicants request is approved the property owner could later submit a request to subdivide the larger of the two lots and request an additional unit.

City Attorney Murphy clarified that the action taken would not create a new lot.

Chairman Leung closed the public hearing.

Commissioner Cordes made a motion to approve File 140000348, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner Horton and carried by the following roll call vote:

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

- B. A request for a Conditional Use Permit to establish a new 6,800 square foot full service restaurant that serves alcoholic beverages in the Temple City Plaza.

The restaurant would occupy a 6,800 square foot unit located in the Temple City Plaza shopping center, between CVS and Hometown Buffet. The shopping center consists of 227,000 square feet of building area and 883 shared parking spaces onsite. The restaurant is requesting to operate from 11:00 a.m. to 10:30 p.m., seven days a week. 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 Liu gave a brief summary of the staff report.

Chairman Leung opened the public hearing.

Patsy Ma, applicant, briefed the Planning Commission regarding the business plan for the proposed restaurant.

Chairman Leung closed the public hearing.

Commissioner Horton made a motion to approve File 150000002, adopt the resolution as amended, and find that the project is categorically exempt. Seconded by Commissioner Cordes and carried by the following roll call vote:

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

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM PLANNING MANAGER

Planning Manager Reimers updated the Planning Commission regarding the progress of the Camellia Square.

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

A. COMMISSIONER CORDES – None

B. COMMISSIONER HADDAD – Asked Planning Manager Reimers if a new Vice-Chairman would be elected.

Planning Manager Reimers stated that election of a Vice-Chairman would be scheduled on the next Planning Commission agenda.

C. COMMISSIONER HORTON – Welcomed Commissioner Haddad to the Planning Commission.

D. COMMISSIONER O’LEARY – None

E. CHAIRMAN LEUNG – None

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 8:07 p.m.

Chairman

Secretary