

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
APRIL 14, 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: Community Development Director Forbes, Planning Manager Reimers, City Attorney Murphy, Associate Planner Gulick, Associate Planner Liu, and Planning Secretary Venters

3. PLEDGE OF ALLEGIANCE

Commissioner Horton led those present in the Pledge of Allegiance.

4. REORGANIZATION OF PLANNING COMMISSION

- A. Community Development staff calls for nominations for a new Vice-Chairman.
- B. Chairman conducts nominations for new Vice-Chairman.

Commissioner Cordes made a motion to nominate Commissioner O’Leary for Planning Commission Vice-Chairman, there were no other nominations, the motion was seconded by Commissioner Horton, and unanimously carried.

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

5. PRESENTATIONS – None

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

7. CONSENT CALENDAR

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

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

APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

- 1) Minutes of the Planning Commission Meeting of February 24, 2015.
- 2) Minutes of the Planning Commission Meeting of March 24, 2015.

8. PUBLIC HEARING

- A. A Conditional Use Permit for the installation of a freestanding, changeable copy sign.

The subject property is the site of Saint Luke the Evangelist Church located on the northwest corner of Broadway and Cloverly Avenue. The site is approximately five acres and is improved with five buildings and a total floor area of 49,849 square feet. The site is zoned R-1 and is designated Institutional by the General Plan Land Use Map.

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

Commissioner Horton asked City Attorney Murphy if he is required to recuse himself from this item as he attends this facility.

City Attorney Murphy stated that Commissioner Horton is not required to recuse himself from this item if there are no financial conflicts or common law conflicts.

Chairman Leung opened the public hearing.

Yvette Jefferys, applicant, would like to answer questions of the Planning Commission. She stated that the proposed changeable copy sign would include church and school activities; she will abide by the conditions of approval.

Andy Wu, resident, expressed concerned regarding the brightness of the sign especially in the evening.

Chairman Leung closed the public hearing.

Commissioner Horton made a motion to approve File 150000089, 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, Haddad, Horton, O’Leary, Leung
ABSTAIN: Commissioner – None
NOES: Commissioner – None
ABSENT: Commissioner – None

- B. A request for a Zone Variance for an addition that would connect the house to an existing detached two-car garage with setbacks of two feet one inch to the north property line and two feet four inches to the east property line.

The subject property is located in a single-family residential neighborhood on Olive Street close to the cross street of Halifax Road. The property has a width of 50 feet and depth of 103 feet, totaling 5,150 square feet; and is currently improved with a 1,175 square foot single-family dwelling and a detached two-car garage attached by an enclosed patio. The City’s building records show approval for a patio cover from 1968, but the property owner stated that the enclosed patio will be removed to construct the proposed family room. The site is zoned R-1 and is designated Single-Family residential by the General Plan Land Use Map.

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

Chairman Leung opened the public hearing.

The applicant declined to speak at this time.

Inhwan Kim, resident, expressed concern regarding the current setbacks on the property.

Chairman Leung closed the public hearing.

Commissioner Haddad made a motion to approve File 150000023, 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 – Haddad, Horton, Leung
ABSTAIN: Commissioner – None
NOES: Commissioner – Cordes, O’Leary
ABSENT: Commissioner – None

9. UNFINISHED BUSINESS – None

10. NEW BUSINESS – None

11. COMMUNICATIONS – None

12. UPDATE FROM COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director Forbes updated the Planning Commission that phase one of the Linden Walk development is complete, phase two and three will be completed shortly, building permits will be issued for phase four in the near future, and phases five through eight are scheduled to pull building permits by year end. He also announced that the City Council approved the modification to the Conditional Use Permit for Camellia Square, as recommended by the Planning Commission.

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

- A. COMMISSIONER CORDES – None
- B. COMMISSIONER HADDAD – encouraged the public to view the public art along Rosemead Boulevard. He asked Community Development Director Forbes if the City is taking action toward water conservation.

Community Development Director Forbes announced that the Planning Commission will consider a Water Efficiency Landscape Ordinance at the next meeting.

- C. COMMISSIONER HORTON – suggested that efforts could be made to encourage water conservation through the city's various water companies.
- D. COMMISSIONER O'LEARY – None
- E. CHAIRMAN LEUNG - congratulated fellow commissioner O'Leary for his term as Vice-Chairman.

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

Jim Clift, resident, stated that Sunnyslope Water Company account holders may require notification of water conservation efforts as company stock is issued to residents.

15. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 8:28 p.m.

Chairman

Secretary