

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
MAY 26, 2015 – 7:30 P.M.**

1. **CALL TO ORDER** – Chairman Leung
2. **ROLL CALL** – Commissioner Cordes, Haddad, Horton, O’Leary, Leung

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

ABSENT: Commissioner – None

ALSO PRESENT: Planning Manager Reimers, City Attorney Vega, Associate Planner Gulick, and Planning Secretary Venters
3. **PLEDGE OF ALLEGIANCE**
4. **PRESENTATIONS**
5. **PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA** - None
6. **CONSENT CALENDAR**

Commissioner Horton moved to approve the Consent Calendar. Seconded by Commissioner Haddad and was approved unanimously by the following votes:

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

A. APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

- 1) Minutes of the Planning Commission Meeting of April 28, 2015.

7. **PUBLIC HEARING**
 - A. **A request for a Conditional Use Permit to establish a beauty salon/day spa specializing in facials.**

The proposed beauty salon/day spa would primarily offer facial services, but would also be allowed to provide other non-massage beauty salon/day spa

services, i.e., nail and hair services, waxing, electrolysis, etc. The subject property is located in the City's downtown commercial area on the south side of Las Tunas Drive, between Cloverly Avenue and Primrose Avenue. The property has a width of 25 feet and depth of 110 feet, with a total land area of 2,750 square feet. The property is designated as City Center Commercial (CC) District by the City's Downtown Specific Plan.

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

Chairman Leung opened the public hearing.

Twen Ma, architect, briefed the Planning Commission regarding the nature of the beauty salon/day spa. He stated that the applicant would abide by the conditions of approval.

Marlin and Elaine Perry, residents, are opposed to the proposed hours of operation.

Twen Ma architect, stated that the last customer will likely visit at approximately 9:30 p.m. and that neighboring restaurants are open until midnight therefore, neighboring residents should not be impacted.

Chairman Leung closed the public hearing.

Vice-Chairman O'Leary could make the findings to approve the request if the hours of operation are amended.

Commissioner Haddad echoed the concerns expressed by Vice-Chairman O'Leary.

Twen Ma architect, agreed to amend the hours of operation.

City Attorney Vega recommended that the Planning Commission amend conditions three, four, and six.

Commissioner Horton made a motion to approve File 150000079, 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, 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 THE PLANNING MANAGER

Planning Manager Reimers updated the Planning Commission regarding the recent meeting between the city staff and the City's five water companies regarding water conservation. He stated that Mayor Chavez has organized a sub-committee with Councilmember Fish and Planning Commissioner Haddad. Lastly he announced that an application to operate a dessert restaurant has been submitted to the City in building one of the Camellia Square.

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

A. COMMISSIONER CORDES - None

B. COMMISSIONER HADDAD - None

C. COMMISSIONER HORTON - suggested that the various water companies work with the sub-committee to offer a comprehensive plan within their ability and constraints to address water conservation.

D. VICE-CHAIRMAN O'LEARY - None

E. CHAIRMAN LEUNG - None

13. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA - None

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 8:09 p.m.

Chairman

Secretary