

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
AUGUST 11, 2015**

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

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

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**
4. **PRESENTATIONS**
5. **PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA** – None
6. **CONSENT CALENDAR**

APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

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

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

AYES: Commissioner – Cordes, Leung, Marston, Haddad, O’Leary

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – None

7. **PUBLIC HEARING**

- A. A request for a tentative parcel map for a two-lot subdivision in a flag-lot configuration. The project also includes a minor site plan review for the

construction of a single family house on each lot located at 4910 and 4912 Heleo Avenue.

The project is a tentative parcel map to subdivide one property into two parcels, one of which will be a flag lot. The property is 80 feet wide and 252 feet deep with a land area of approximately 20,160 square feet. The proposed front parcel will be 60 feet wide by 135 feet deep with a 3,040 square foot, two-story house with a detached three-car garage. The flag portion of the rear lot is proposed to be 80 feet wide by 117 feet deep with a 3,358 square foot, single-story house with an attached two-car garage. The site is zoned R-1, Single Family Residential, and is designated as Low Density Residential by the General Plan.

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

Chairman O'Leary opened the public hearing.

Ben Wu, project designer, would like to answer questions of the Planning Commission. He stated that he is in favor of the conditions of approval.

Ray Reyes, resident, expressed concern regarding lack of privacy caused by two story residential developments.

City Attorney Murphy explained that two story developments are allowable on front units, however, staff will work with the applicant regarding landscaping and placement of windows to maximize privacy.

Chairman O'Leary closed the public hearing.

Commissioner Cordes made a motion to approve File 15-16, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner Leung and carried by the following roll call vote:

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

- B. A request for a tentative parcel map for a two-lot subdivision in a flag-lot configuration. The project also includes a minor site plan review for the construction of a single family house on each lot located at 4920 and 4922 Heleo Avenue.

The project is a tentative parcel map to subdivide one property into two parcels, one of which will be a flag lot. The property is 80 feet wide and 252 feet deep with a land area of approximately 20,160 square feet. The proposed front parcel

will be 60 feet wide by 135 feet deep with a 3,059 square foot, two-story house with a detached three-car garage. The flag portion of the rear lot is proposed to be 80 feet wide by 117 feet deep with a 3,300 square foot, single-story house with an attached two-car garage. The site is zoned R-1, Single Family Residential, and is designated as Low Density Residential by the General Plan.

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

Chairman O'Leary opened the public hearing.

Ben Wu, project designer, would like to answer questions of the Planning Commission. He stated that he is in favor of the conditions of approval.

Chairman O'Leary closed the public hearing.

Commissioner Marston made a motion to approve File 15-17, 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, Leung, Marston, Haddad, O'Leary
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

- C. A request for a conditional use permit to establish a 1,710 square foot restaurant that also serves beer and wine in the Camellia Square shopping center located at 5728 Rosemead Boulevard #100.

The subject site has a land area of 3.7 acres and is located at the northeast corner of Rosemead Boulevard and Las Tunas Drive. The proposed business, Summer Rolls serves Vietnamese cuisine as well as beer and wine. Summer Rolls proposes to operate from 10:00 a.m. to 9:00 p.m., seven days a week. The business proposes to fill the first unit from the south of Building 2. The unit has a floor area of 1,710 square feet indoors and 300 square feet outdoors. The proposed seating capacity is 36 seats indoors and 20 seats outdoors. The property is located in the C-2, General Commercial zone and is designated as Commercial by the City's General Plan.

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

Chairman O'Leary opened the public hearing.

Alison Fung, applicant's representative – briefed the Planning Commission regarding the scope of business and accepted the conditions of approval.

Chairman O'Leary closed the public hearing.

Commissioner Cordes made a motion to approve File 15-222, adopt the resolution, and find that the project is categorically exempt. Seconded by Vice-Chairman Haddad and carried by the following roll call vote:

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

- D. A request for a conditional use permit to establish a 1,025 square foot food and drink establishment in the Camellia Square shopping center located at 5700 Rosemead Boulevard #102-103.

The subject site has a land area of 3.7 acres and is located at the northeast corner of Rosemead Boulevard and Las Tunas Drive. The business, Tea Station Express is proposing to establish a food and drink establishment in a 1,025 square foot unit in Building 4. The proposed dining area layout has three tables and 12 chairs; outdoor seating is located on the walkway to accommodate 24 customers. The hours of operation would be Sunday through Thursday, from 11:00 a.m. to 11:00 p.m., and Friday and Saturday, from 11:00 a.m. to 12:00 a.m. The property is located in the C-2, General Commercial zone and is designated as Commercial by the City's General Plan.

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

Chairman O'Leary opened the public hearing.

Wendy Pan, applicant, would like to answer questions of the Planning Commission. She stated that she is in favor of the conditions of approval.

Chairman O'Leary closed the public hearing.

Vice-Chairman Haddad made a motion to approve File 15-231, 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, Leung, Marston, Haddad, O'Leary
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS

- A. General Plan Advisory Committee recommended revisions to the Draft General Plan Land Use Diagram.

Presentation: Scott Reimers

Recommendation: Provide comment on the Draft General Plan Land Use Diagram.

Planning Manager Reimers briefed the Planning Commission regarding amendments made to Area 1 and Area 10 of the Draft General Plan Land Use Diagram as recommended by the City Council. He stated that the General Plan Advisory Committee (GPAC) per City Council recommendation amended Area 1 along Gidley Street to allow for mixed-use development and designated Area 10 along Baldwin Avenue and Olive Avenue as commercial. The City Council will consider the amendments as recommended at their regularly scheduled meeting of August 18, 2015.

10. COMMUNICATIONS – None

11. UPDATE FROM THE COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director Forbes updated the Commission regarding an appeal to be heard by the City Council for a tentative tract map located at 10034 and 10044 La Rosa Drive. He added that a resident filed an appeal for a restaurant serving beer and wine located at 5700 Rosemead Boulevard, Unit 100.

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

- A. COMMISSIONER CORDES – None
- B. COMMISSIONER LEUNG – None
- C. COMMISSIONER MARSTON – commented that she is pleased to see new businesses at the Camellia Square.
- D. VICE-CHAIRMAN HADDAD – spoke favorably of the Water Conservation Fair at Temple City High School that took place August 8, 2015.
- E. CHAIRMAN O'LEARY – commended staff for their hard work.

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

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 8:32 p.m.

Chairman

Secretary