

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
SEPTEMBER 22, 2015**

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

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

ABSENT: Commissioner – Cordes

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

Vice-Chairman Haddad made a motion to excuse Commissioner Cordes for due cause seconded by Commissioner Leung and carried by the following vote.

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

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – Cordes

- 3. PLEDGE OF ALLEGIANCE**
- 4. PRESENTATIONS**
- 5. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA** – None
- 6. CONSENT CALENDAR**

The Planning Commission is requested to review and approve:

- 1) [Minutes of the Planning Commission Meeting of August 25, 2015.](#)

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

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

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – Cordes

7. PUBLIC HEARING

- A. A request for a conditional use permit to establish a 1,490 square foot drink and food establishment in the Camellia Square shopping center located at 5728 Rosemead Boulevard, Unit 102.

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, Pokelicious is proposing to establish a food and drink establishment in a 1,490 square foot unit in Building 2 of the Camellia Square. No consumption of alcoholic beverages is proposed for the business. The proposed hours of operation are from 11:00 a.m. to 10:00 p.m. seven days a week. The seating capacity proposed is 36 seats; no outside dining is being requested as part of this application. 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.

RubyAnna Sare, applicant, stated that she will comply with the conditions of approval.

Jerry Jambazian, business owner, asked staff how late glass could be taken out and why the proposed business is specified as a drink and food establishment.

Planning Manager Reimers stated that the City Council approved the modification to the conditional use permit based upon the stated language and that if the proposed business is approved, glass could be taken out up until 9:00 p.m.

Chairman O'Leary closed the public hearing.

Commissioner Leung made a motion to approve File 15-274, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner Marston and carried by the following roll call vote:

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

- B. A lot consolidation to combine two lots that are under common ownership. The lot consolidation would combine two legal lots into a single parcel that would allow tenant improvements for a building that is located on a property line at 5570 Rosemead Boulevard.

The subject site is a lot consolidation to combine two lots that are under common ownership. Two buildings exist on the site, one constructed in 1957 consisting of 11,290 square feet (5570-B Rosemead Boulevard), and the other building constructed in 1980 consisting of 2,760 square feet (5570-A Rosemead Boulevard). Per Building Code, tenant improvements to 5570-B Rosemead Boulevard are prohibited due to the property line running through a portion of the building. If the lot consolidation is approved, the request would combine the two existing lots allowing tenant improvements at 5570-B Rosemead Boulevard. The property is located in the C-3, Heavy 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.

Wai H. Lai, applicant, stated that he will comply with the conditions of approval.

Chairman O'Leary closed the public hearing.

Vice-Chairman Haddad made a motion to approve File 15-61, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner Marston and carried by the following roll call vote:

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

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM THE PLANNING MANAGER

Planning Manager Reimers announced that the Planning Commission meeting scheduled for October 13, 2015, has been cancelled. He also provided an update regarding the water efficient landscape ordinance stating that the City is taking a regional approach by meeting with directors from various cities and should be ready for Planning Commission review by the end of the year.

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

- A. COMMISSIONER CORDES – Absent
- B. COMMISSIONER LEUNG – None
- C. COMMISSIONER MARSTON – Asked Associate Planner Gulick for clarification regarding floor area ratio incentives.

Associate Planner Gulick explained the various floor area ratio incentives that allow a developer to build up to an additional 500 square feet for new residences.

- D. VICE-CHAIRMAN HADDAD – Wished Commissioner Marston a happy birthday.
- E. CHAIRMAN O'LEARY – Wished Commissioner Marston a happy birthday.

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

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 7:53 p.m.

Chairman

Secretary