

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
DECEMBER 8, 2015 – 7:30 P.M.**

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 Director Forbes, Planning Manager Reimers, City Attorney Murphy, Associate Planner Gulick, Associate Planner Liu, and Management Analyst Coyne

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 November 10, 2015.

Vice-Chairman Haddad 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 conditional use permit to allow the establishment of a dance studio.

A continued conditional use permit to allow the establishment of a dance studio located at 5405 Rosemead Boulevard. The business will occupy a floor area of 1,000 square feet. The business proposes to provide dance lessons with a

maximum of 10 students at any given time. The hours of operation as proposed are from 7:00 a.m. to 9:00 p.m., seven days a week. The property is located in the C-3, commercial zone, and is designated as Heavy 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.

Shikha Thapa, applicant, briefed the Planning Commission regarding her business and clarified that she would abide by the conditions of approval.

Chairman O'Leary closed the public hearing.

Vice-Chairman Haddad made a motion to approve File 15-359 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 – Cordes, Leung, Marston, Haddad, O'Leary
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

B. A Zoning Code Interpretation determining the method of calculating demolition.

The Planning Commission called for review a Zoning Code Interpretation regarding how demolitions are calculated. The Interpretation may affect structural modifications made at 6134 Camellia Avenue. The Zoning Code states that in some instances the remodeling of a structure can be considered a new dwelling if the proposed project includes the voluntary demolition of 50 percent or more of the existing square footage of the structure including any attached garage. If staff's interpretation of the Zoning Code Interpretation is upheld, the property will be required to be brought into compliance in accordance to the Zoning Code.

Planning Manager Reimers gave a brief summary of the staff report.

City Attorney Murphy stated that any member of the public could speak on the agenda item for up to three minutes however, the Planning Commission could extend the time limit beyond three minutes if so desired.

Chairman O'Leary opened the public hearing.

Ron Hirano, applicant representative, spoke in opposition of the interpretation made by staff regarding the calculation of demolition. He felt that the percentage of the calculation of demolition should not include the header of the window. He

further stated that the header was installed to support a roof that had previously collapsed.

Thomas Song, architect, stated that the original plan did not include replacing the roof. He stated that the plans had to be revised, as part of the roof had collapsed. He felt that the header should not be included as part of the calculation of demolition.

Billy Lai, contractor, explained that the roof had collapsed due to rotting.

Jackie Tsang, representative, stated that he is the property owner's son. He expressed that his impression of staff's interpretation regarding calculation of demolition was based on opinion. He stated that family members reside in the second unit therefore, he does not want to reduce the size of the structure.

Chairman O'Leary closed the public hearing.

Vice-Chairman Haddad made a motion to uphold a Zoning Code Interpretation made by staff regarding how demolitions are calculated, 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 proposed Telecommunications and Wireless Communications Ordinance to amend the Temple City Municipal Code to establish standards for the placement and design of telecommunications and wireless communications facilities.

In 1996, Congress enacted the Telecommunications Act of 1996 which established the framework within local government to regulate wireless communication facilities. Temple City addresses telecommunication and wireless communication facilities on a case by case basis through the Conditional Use Permit (CUP) process as set forth in the Zoning Code, however the City does not have an ordinance overseeing the design and location of such facilities. Therefore, the City staff recommends to amend the Temple City Municipal Code.

Planning Manager Reimers and the City's consultant gave a brief summary of the staff report.

City Attorney Murphy outlined the legal standards for wireless communication providers.

Chairman O'Leary opened the public hearing.

Jim Cliff resident, asked Planning Manager Reimers if cellular antennas are generally becoming smaller.

Planning Manager Reimers stated that cellular antennas are becoming smaller and better camouflaged.

Chairman O'Leary closed the public hearing.

Commissioner Cordes made a motion to recommend that the City Council adopt the Negative Declaration of Environmental Impacts and approve the ordinance regarding telecommunication and wireless facilities. 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

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM THE COMMUNITY DEVELOPMENT DIRECTOR

Community Development Director Forbes announced that the Commission will meet on December 22, 2015 to discuss two proposed ordinances regarding Marijuana Cultivation and Massage.

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

A. COMMISSIONER CORDES – None

B. COMMISSIONER LEUNG – None

C. COMMISSIONER MARSTON – Announced that she had attended a Rose court luncheon and encouraged everyone to attend Rose Parade.

D. VICE-CHAIRMAN HADDAD – Spoke regarding the Las Tunas Drive project.

E. CHAIRMAN O'LEARY – None

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

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 9:47 p.m.

Chairman

Secretary