

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
APRIL 12, 2016 – 7:30 P.M.**

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: Community Development Director Forbes, Planning Manager Reimers, City Attorney Murphy, Associate Planner Gulick, Associate Planner Liu, and Planning Secretary Venters

Commissioner Leung made a motion to excuse Commissioner Cordes for due cause, seconded by Vice-Chairman Haddad and unanimously carried by the following votes:

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**

Jerry Jambazian, business owner, asked the Planning Commission if design guidelines exist for rear yards.

Planning Manager Reimers stated that design standards include a rear yard setback of 15 feet, permeability requirements, and no setback requirement for accessory structures.

6. **CONSENT CALENDAR**

Recommendation: Approve Item A per recommendations.

- A. APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

- 1) Minutes of the Planning Commission Meeting of March 8, 2016.
- 2) Minutes of the Planning Commission Meeting of March 29, 2016.

Vice-Chairman Haddad made a motion 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 the approval of a conditional use permit and tentative parcel map to allow a four-unit commercial condominium subdivision for the Camellia Square shopping center located at 5570 Rosemead Boulevard. The project also includes lot line adjustments and a partial street vacation at the end of Myda Avenue to align the property line with the wall of the shopping center.

The proposal is a four-unit commercial subdivision for the Camellia Square shopping center. The applicant intends to separate the ownership for the four detached commercial buildings to allow the title of each building to be transferred separately and individually. The open areas and the parking lots, including 127 spaces on the surface and 267 spaces in the subterranean garage, will be commonly owned and shared. The property is located in the C-2 zone, and is designated as General 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.

Randy Wang, developer/property owner, stated that he and his partner would like to independently own parcels on the property. Stated that he will abide by the conditions of approval.

Vice-Chairman Haddad asked Mr. Shen why the wall was built off of the property line.

Bill Shen, Civil Engineer, stated that the wall was built in accordance to the existing sidewalk alignment.

Commissioner Leung asked Mr. Wang how the proposed subdivision was going to be divided.

Randy Wang, developer/property owner, stated that building 1 and 1A will consist of one parcel and buildings 2, 3, and 4 will consist of another parcel.

Wayne Edington, resident, asked the Planning Commission if the wall would be moved and if the wall was built to code. He also expressed concern regarding various issues that have risen during the course of development.

Commissioner Leung stated that the wall will remain in the same position and that the wall would be inspected to determine if it was built to code.

Jerry Jambazian, business owner, asked Planning Manager Reimers to clarify how common parking areas are used in separately owned commercial parcels.

Planning Manager Reimers stated that airspace is divided and the land is commonly owned by different owners. The parking lot is being used by different owners so that portion of the land needs to be held as common land.

Bill Shen, Civil Engineer, explained that the wall is a precast wall with rebar and reinforcement.

City Attorney Murphy stated that land owned by the City is being vacated and given to the developer and the developer is giving land to the residences to the north so the property line is consistent with the alignment of the fence.

Chairman O'Leary closed the public hearing.

Vice-Chairman Haddad made a motion to recommend that the City Council approve File 13-18, 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 continued request for a modification of a conditional use permit to allow exterior modifications for an approved food and drink establishment (Bistro Na's) in the Camellia Square shopping center located at 9055 Las Tunas Drive, Unit 105. The

request includes exterior improvements around the front entrance facing Las Tunas Drive.

At the request of staff, this item was continued from the March 8, 2016 Planning Commission Meeting. The applicant is proposing to modify the storefront for an approved restaurant in the Camellia Square shopping center. Staff's request to continue the item was due to the designer submitting two additional color/material schemes the day of the meeting. The property is located in the C-2 zone, and is designated as General Commercial by the City's General Plan.

City Attorney Murphy explained that staff recommending denial due to the master sign program. One site should not be allowed exterior modifications that is not consistent with the master sign program.

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

Chairman O'Leary opened the public hearing.

Stanley Tsai, project designer, is aware that cities have design guidelines, however businesses should be allowed to include their corporate look.

Christina Mayeda, project designer, stated that restaurants should be allowed to have different looks to be identified.

Jerry Jambazian, business owner, stated that he supports staff's recommendation.

Jim Clift, resident, asked Planning Manager Reimers if the subdivided buildings are required to conform to the master design program and why a business was allowed to modify the windows.

Planning Manager Reimers stated that the window enlargement was found to be in substantial compliance with the original approval.

City Attorney Murphy stated that the existing conditions apply to the entire project.

Chairman O'Leary closed the public hearing.

Commissioner Leung made a motion to recommend that the City Council deny File 15-266, 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

C. Series 1 Code Amendments of Title 9 (Zoning Regulations), Chapter 1 (Zoning Code) and Chapter 2 (Subdivision Regulations)

A request to improve and clarify Chapter 1 and Chapter 2 of Title 9 (Zoning Regulations) of the Temple City Municipal Code. The Planning Division is in the midst of a General Plan Update, which will result in a new Zoning Code. The recommended amendments are consistent with the direction already established in the Zoning Code.

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

Commissioner Marston asked Planning Manager Reimers the following questions: 1) if there is a square foot limit on three car garages, 2) clarification regarding rear patio walls, 3) if an interior water heater would only apply to newly built residences, and 4) how balconies are included in the FAR.

Planning Manager Reimers stated that the minimum square footage for a three car garage is 30x20 square feet; additional square footage would be included in the FAR, staff felt that a 12 foot maximum height for rear patios is reasonable as ceiling heights are typically 10 feet, confirmed that indoor water heaters would apply to newly built residences and remodels where the wall is adjacent to the remodel area, and that balconies exceeding 25 feet would be included in the FAR.

Vice-Chairman Haddad was not in favor of staff's recommendation to require water heaters to be inside residences. He asked Planning Manager Reimers how involuntary demolition is determined and if water conservation efforts had been considered.

Planning Manager Reimers stated that involuntary demolition are defined as acts of God, and there are no water conservation efforts as the City's standards are higher than other jurisdictions.

Commissioner Leung, expressed concern regarding overregulating the Temple City Municipal Code.

Chairman O'Leary also felt that water heaters should not be required indoors. He felt that the subject of water heaters should be revisited.

City Attorney Murphy stated that the motion would be to adopt the resolution with the exception of water heaters.

Chairman O'Leary opened the public hearing. No one came forth at this time.

Chairman O'Leary closed the public hearing.

Vice-Chairman Haddad made a motion to recommend that the City Council approve File 16-46, adopt the resolution as amended, 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

A. APPOINTMENT OF REPRESENTATIVE TO THE STATE ROUTE 710 STAKEHOLDER OUTREACH ADVISORY COMMITTEE MEETINGS

Planning Manager Reimers called to nominate representative to the State Route 710 Stakeholder Outreach Advisory Committee meetings.

Vice-Chairman Haddad volunteered to become the City's representative to the committee.

Commissioner Leung made a motion to recommend Vice-Chairman Haddad to be the new representative to the state route 710 stakeholder outreach advisory committee. 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

10. COMMUNICATIONS – None

11. UPDATE FROM THE PLANNING MANAGER

Planning Manager Reimers announced the following: The Planning Commission meeting scheduled April 26 has been cancelled, a community meeting regarding a proposed mixed use project at 5935 Temple City Boulevard will take place April 21 at

the Los Angeles County Library adjacent to City Hall, and the approved cellular site located at 5319 Halifax Road has been appealed to the City Council and will be heard April 19.

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

A. COMMISSIONER CORDES – Absent

B. COMMISSIONER LEUNG – Asked Planning Manager Reimers when the Camellia Square will open.

Planning Manager Reimers stated that the Camellia Square is scheduled to open by May 1, 2016.

C. COMMISSIONER MARSTON – Announced that she is going to Sacramento on April 26, 2016.

D. VICE-CHAIRMAN HADDAD – Asked Planning Manager Reimers if the City Council hears the Planning Commissions arguments regarding appealed cases.

Planning Manager Reimers stated that the appeal will be heard on legalities and the staff report will focus on the same purview of the Planning Commission.

E. CHAIRMAN O'LEARY – Announced that his daughter was married April 1.

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

Jerry Jambazian, business owner, asked if the curbs and gutters will be repaired with concrete as opposed to asphalt.

Planning Manager Reimers referred Mr. Jambazian to speak to Community Development Director Forbes regarding Public Works inquiries.

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 9:13 p.m.


Chairman


Secretary