

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
JULY 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 – Cordes, Leung, Marston, Haddad, O’Leary

ABSENT: Commissioner – None

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

3. **PLEDGE OF ALLEGIANCE**
4. **REORGANIZATION OF PLANNING COMMISSION**

A. Community Development staff calls for nominations for a new Chairman.

Commissioner Leung made a motion to nominate Vice-Chairman Haddad for Planning Commission Chairman, there were no other nominations, the motion was seconded by Commissioner Marston, and was unanimously carried by the following votes:

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

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – None

B. Chairman conducts nominations for new Vice-Chairman.

Commissioner Cordes made a motion to nominate Commissioner Marston for Planning Commission Vice-Chairwoman, there were no other nominations, the motion was seconded by Commissioner Leung, and was unanimously carried by the following votes:

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

ABSTAIN: Commissioner – Marston

NOES: Commissioner – None

ABSENT: Commissioner – None

5. PRESENTATIONS – None

6. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA – None

7. 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 June 14, 2016.

Commissioner Cordes made a motion to approve the consent calendar. Seconded by Vice-Chairwoman 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

8. PUBLIC HEARING

- A.** A second time extension request for a tentative parcel map for the construction of three condominium dwellings located at 9619 Broadway.

The subject site is located on the north side of Broadway Avenue between Temple City Boulevard and Golden West Avenue. The site has a land area of approximately 11,470 square feet and is currently improved with two residences with a total floor area of 1,950 square feet. The Tentative Parcel Map proposes to demolish the two residences and construct three detached, two-story condominium dwellings. Each dwelling will contain four bedrooms and three bathrooms. The site is zoned R-2 and is designated Medium Density Residential by the General Plan.

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

Chairman Haddad opened the public hearing.

Applicant’s representative, stated that the applicant is in favor of the conditions of approval.

Chairman Haddad closed the public hearing.

Commissioner O'Leary made a motion to approve PL 16-245, adopt the resolution, and find that the project is categorically exempt. Seconded by Vice-Chairwoman Marston and carried by the following roll call vote:

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

- B. A tentative parcel map, and a major site plan review to allow the construction of four condominium units located at 6243 Rosemead Boulevard.

The request is a tentative parcel map and major site plan review to develop four detached two-story condominium units with attached garages. The project consists of two floor plans, containing 1,860 and 1,865 square feet of living area. Both floorplans consist of four bedrooms and three-and-a-half bathrooms. The proposed parcel map results in a density of 12.6 dwelling units per acre therefore complying with the City's land use designation. The site is zoned R-3 and is designated High Density Residential by the General Plan.

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

Chairman Haddad opened the public hearing.

Eric Chen, applicant/architect, stated that he concurs with the conditions of approval.

Chairman Haddad closed the public hearing.

Vice-Chairwoman Marston made a motion to approve PL 16-252 (16-017), 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, O'Leary, Marston, Haddad
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

Planning Manager Reimers requested that the Planning Commission revise and repeat the motion to include condition 36 in the adopted resolution.

Vice-Chairwoman Marston made a motion to approve PL 16-252 (16-017), adopt the resolution to include condition 36, and find that the project is categorically

exempt. Seconded by Commissioner O'Leary and carried by the following roll call vote:

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

9. UNFINISHED BUSINESS – None

10. NEW BUSINESS – None

11. COMMUNICATIONS – None

12. UPDATE FROM THE PLANNING MANAGER

Planning Manager Reimers announced the following regarding the Camellia Square: Pokelicious is now open for business, Tea Station Express and Summer Rolls are targeted to open in August, and buildings one through four should be finished in September. Secondly, he announced that the proposed mixed-use project located at 5935 Temple City Boulevard should be brought to the Commission in September. Lastly, he provided an update regarding the General Plan and meetings to be held (date to be determined) to converse with various stakeholders and the General Plan Advisory Committee regarding the General Plan Update.

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

- A. COMMISSIONER CORDES – Thanked Commissioner O'Leary for his service as Chairman and congratulated Chairman Haddad and Vice-Chairwoman Marston on their new terms.
- B. COMMISSIONER LEUNG – Stated that he would like the City to explore open space options.
- C. COMMISSIONER O'LEARY – Congratulated Vice-Chairwoman Marston and Chairman Haddad on their new terms.
- D. VICE-CHAIRMAN MARSTON – Inquired about a vacant lot on the corner of Emperor Avenue and Rosemead Boulevard and updated the Commission regarding the recent Relay for Life event.

Planning Commissioner Reimers stated that the City holds no jurisdiction over corner of Emperor Avenue and Rosemead Boulevard as the lot belongs to Los Angeles County.

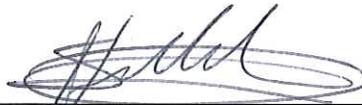
E. CHAIRMAN HADDAD – Thanked Commissioner O’Leary for his term as Chairman and hopes that he serves the Commission well during his term as Chairman.

14. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA –

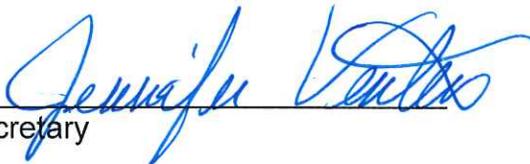
Jim Clift, resident, congratulated Chairman Haddad and Vice-Chairwoman Marston on their new terms, thanked Commissioner O’Leary for his term as Chairman, and spoke briefly regarding the history of the Camellia Square.

15. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 8:13 p.m.



Chairman


Secretary