



CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING

Tuesday, October 11, 2016, 7:30 P.M.

City Council Chambers, 5938 Kauffman Avenue, Temple City

www.templecity.us

OPENING MATTERS:

- **Call to Order**

- **Roll Call:**

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

ABSENT: Commissioner – None

ALSO PRESENT: Community Development Director Forbes, City Attorney Murphy, Associate Planner Gulick, Associate Planner Liu, Management Analyst Coyne, and Planning Secretary Venters

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: None

APPROVAL OF MINUTES:

1. Planning Commission Meeting of September 27, 2016

Commissioner Cordes made a motion to approve the Planning Commission minutes dated September 27, 2016. Seconded by Commissioner Leung and was approved unanimously by the following votes:

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

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – None

PUBLIC HEARING ITEMS:

2. **File: PL 16-244.** A continued conditional use permit for the modification of an existing pool house to allow the construction of a three-quarter bath within the pool house located at 5014 Temple City Boulevard.

Management Analyst Coyne gave a brief summary of the staff report.

Chairman Haddad opened the public hearing.

Clement Tai, applicant, stated that he will abide by the conditions of approval.

Chairman Haddad closed the public hearing.

Commissioner O'Leary asked City Attorney Murphy what would happen if the pool house is being used in a way that was not intended for its approved purpose.

City Attorney Murphy stated that the complaint would be referred to the Community Preservation Division. If the property owner continued to be noncompliant the complaint would be referred to the City prosecutor for abatement.

Commissioner O'Leary made a motion to approve PL 16-244, adopt the resolution, and find that the project is categorically exempt. Seconded by Vice-Chair 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

3. **File: PL 16-338.** A conditional use permit for the construction of a stand-alone patio cover in the rear yard and the legalization of an existing accessory structure constructed without a permit located at 4929 Golden West Avenue.

Management Analyst Coyne gave a brief summary of the staff report.

Chairman Haddad opened the public hearing.

Michelle Lo, property owner, stated that she will abide by the conditions of approval.

Chairman Haddad closed the public hearing.

Vice-Chair Marston made a motion to approve PL 16-338, 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, O’Leary, Marston, Haddad
ABSTAIN: Commissioner – None
NOES: Commissioner – None
ABSENT: Commissioner – None

- 4. File: PL 16-359.** A conditional use permit for the construction of an accessory structure (workshop) with a half bathroom (toilet and sink) and a covered patio attached to the rear of the main house located at 5833 Camellia Avenue.

Management Analyst Coyne gave a brief summary of the staff report.

Chairman Haddad opened the public hearing.

Jim and Cheryl Robuck, applicant, stated that they will abide by the conditions of approval.

Chairman Haddad closed the public hearing.

Commissioner Leung made a motion to approve PL 16-359, 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

- 5. File: PL 16-399.** A request for a time extension for Tentative Parcel Map No. 71298, located at 5702 Temple City Boulevard for a subdivision project consisting of two residential condominium dwellings. The parcel map was originally approved on September 25, 2012.

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

Chairman Haddad asked City Attorney Murphy if the Commission could vote on a public hearing item if the applicant was not present.

City Attorney Murphy confirmed that the applicant is not required to be present in order for the Commission to vote on a public hearing item.

Chairman Haddad opened the public hearing. The applicant was not present, therefore, he invited the public to speak.

Chris Koch, resident, asked the Commission to confirm that the bus stop near the subject property would not be relocated.

Chairman Haddad confirmed that the bus stop near the subject property would not be relocated.

Chairman Haddad closed the public hearing.

Commissioner Leung made a motion to approve PL 16-399, adopt the resolution, and find that the project is categorically exempt. Seconded by Vice-Chair 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

- 6. File: PL 16-398.** A Zoning Code Amendment to the Temple City Municipal Code to repeal the Fast Track Modification Committee (Section 9-1C-0 through 9-1C-2).

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

City Attorney Murphy stated that applicants have asked about the Fast Track Modification Committee however, staff have advised against processing applications through this process since the required findings could not be met. City Attorney Murphy stated that these land use applications should be decided by the Planning Commission.

Chairman Haddad opened the public hearing. No one came forth at this time. Chairman Haddad closed the public hearing.

Commissioner Cordes made a motion to approve PL 16-398, 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, O’Leary, Marston, Haddad
ABSTAIN: Commissioner – None
NOES: Commissioner – None
ABSENT: Commissioner – None

DISCUSSION ITEM(S):

7. **None**

FUTURE AGENDA ITEMS AND REPORTS:

8. **Director's Report**

Community Development Director Forbes announced that the Terraces at Temple City will be brought forth to the City Council October 18. He stated that the KTV business that the Planning Commission had approved has appealed to the City Council. He announced that there will be no Planning Commission Meeting October 25, that the second meeting of November will likely be cancelled, and that a joint meeting of the City Council and Planning Commission may occur on November 29 to discuss the General Plan.

9. **Comments from Commissioners**

Commissioner Cordes – None

Commissioner Leung – None

Commissioner O'Leary – Announced that his son married last week.

Vice-Chairwoman Marston – None

Chairman Haddad – None

ADJOURNMENT:

The Planning Commission Regular Meeting was adjourned at 8:20 p.m.

Chairman

Secretary