

**PLANNING COMMISSION  
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING  
January 13, 2015**

**1. CALL TO ORDER**

Chairman Leung called the Planning Commission Regular Meeting to order at 7:30 p.m. in the Council Chambers located at 5938 Kauffman Avenue, Temple City.

**2. ROLL CALL**

PRESENT: Commissioner – Cordes, O’Leary, Curran, Leung

ABSENT: Commissioner – Horton

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

Vice-Chairman Curran made a motion to excuse Commissioner Horton’s absence. Seconded by Commissioner Cordes.

**3. PLEDGE OF ALLEGIANCE**

Vice-Chairman Curran led those present in the Pledge of Allegiance.

**4. PRESENTATIONS – None**

**5. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA – None**

**6. CONSENT CALENDAR**

Commissioner Cordes moved to approve the Consent Calendar. Seconded by Commissioner O’Leary and was approved unanimously by the following votes:

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

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – Horton

**A. APPROVAL OF MINUTES**

The Planning Commission is requested to review and approve:

- 1) Minutes of the Planning Commission Meeting of December 9, 2014.

Action: Approved.

## 7. PUBLIC HEARING

- A. A Major Site Plan Review and Tentative Parcel Map to subdivide and construct three condominium units.

The proposed project consists of three detached two-story condominiums with attached garages. Each of the units has a front door facing the street and the appearance of a single-family home to complement the neighborhood character. The lot is zoned R-2, Light Multiple Residential, and designated Medium Density Residential by the General Plan.

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

Chairman Leung opened the public hearing.

Gary Lin, applicant, expressed his desire to retain the integrity of the R-2 zone. He stated that his efforts included comparing average lot sizes in the area and reaching out to neighboring property owners for input.

Cici Pingsh Han, architect, would like to answer questions of the Planning Commission regarding the design of the project. The Planning Commission did not have questions regarding the design of the proposed project.

Chairman Leung closed the public hearing.

Commissioner Cordes made a motion to approve File 140000204, adopt resolution 14-2427 PC, and find that the project is categorically exempt. Seconded by Vice-Chairman Curran and carried by the following roll call vote:

AYES:	Commissioner – Cordes, O’Leary, Curran, Leung
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – Horton

- B. Conditional Use Permit for the establishment of a bridal shop in an existing 930 square foot commercial space.

The subject site is located in the City’s downtown commercial district on the north side of Las Tunas Drive between Encinita Avenue and Alessandro Avenue. The site has a land area of 16,000 square feet and has been developed into a strip mall with five units facing Las Tunas Drive and five units facing Alessandro Avenue. The total floor area on the property is 7,180 square feet and 19 onsite parking spaces are

provided. The site is designated West Commercial District by the City's Downtown Specific by the City's General Plan.

Chairman Leung opened the public hearing.

Jimmy Ji, applicant, briefed the Planning Commission regarding his business plan to sell bridal dresses and conduct wedding event planning. He stated that he would abide by the conditions of approval.

Chairman Leung closed the public hearing.

Vice-Chairman Curran made a motion to approve File 140000311, adopt resolution 14-2428 PC, and find that the project is categorically exempt. Seconded by Commissioner O'Leary and carried by the following roll call vote:

AYES:	Commissioner – Cordes, O'Leary, Curran, Leung
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – Horton

## **8. UNFINISHED BUSINESS**

## **9. NEW BUSINESS**

### **A. Report regarding the General Plan Vision Statement and Guiding Principles.**

Planning Manager Reimers provided a presentation regarding the General Plan Vision Statement and Guiding Principles brought forth by the General Plan Advisory Committee. The document will act as a foundation for the goals and policies of the General Plan. He briefed the Planning Commission on the following guiding principles; quality of life, community character, a vital economy, community programs and facilities, a greener community, and a healthy and safe community. He then asked the Planning Commission to identify gaps and/or provide input regarding the General Plan Vision Statement and Guiding Principles.

Vice-Chairman Curran felt that the direction of the vision statement and guiding principles were met, however believed that Temple City is a large enough to effectively meet all seven goals.

Chairman Leung, inquired about comparing open space percentages with other cities.

Planning Manager Reimers, stated that the City may study existing open spaces such as schools, consider joint use agreements, and take full advantage of current open spaces in order to possibly increase the City's open space percentage. Mr. Reimers announced an upcoming community meeting scheduled February 12,

2015, to discuss future land use and planning. He stated that registration begins at 6:45 p.m.; the presentation and workshop will begin at 7:00 p.m.

**10. COMMUNICATIONS – None**

**11. UPDATE FROM PLANNING MANAGER**

Planning Manager Reimers announced that the Planning Commission meeting of January 27, 2015 will be dark; the next Planning Commission meeting will take place February 10, 2015, in the Community Room located at City Hall.

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

- A. COMMISSIONER CORDES – announced that the Environmental Report for the SR-710 North Study is scheduled to be released in February.
- B. COMMISSIONER HORTON – None
- C. COMMISSIONER O’LEARY – Wished staff and the public a Happy New Year.
- D. VICE-CHAIRMAN CURRAN – None
- E. CHAIRMAN LEUNG – Wished staff and the public a Happy New Year.

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

**14. ADJOURNMENT**

The Planning Commission Regular Meeting was adjourned at 8:25 p.m.

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Chairman

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Secretary