



CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING

Tuesday, December 13, 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 – Leung, O’Leary, Marston, Haddad

ABSENT: Commissioner – Cordes

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

Commissioner O’Leary made a motion to excuse Commissioner Cordes for due cause. Seconded by Vice-Chair Marston and was approved unanimously.

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

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – Cordes

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

APPROVAL OF MINUTES:

1. Planning Commission Meeting of November 8, 2016

Commissioner O’Leary made a motion to approve the Planning Commission minutes dated November 8, 2016. Seconded by Commissioner Leung and was approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

- 2. File: PL 15-415.** A conditional use permit for the establishment of an afterschool tutoring business. The business proposes to operate between 7:00 a.m. and 7:00 p.m., Monday through Saturday. The proposed maximum number of students is 20.

Address: 5644 Rosemead Boulevard

Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approve File PL 15-415 subject to the proposed recommended conditions of approval.

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

Chairman Haddad opened the public hearing.

Stanley Szeto, applicant’s representative, briefed the Planning Commission regarding the scope of the business. He clarified the differences in the floor plans shown in the PowerPoint Presentation and Staff Report and addressed the concerns of the Planning Commission regarding the loading area, traffic, and the turning radius.

Chairman Haddad closed the public hearing.

Chairman Haddad stated that he could not make the findings to approve this request due to ambiguity. He stated that he would prefer the applicant to return with revised plans for consideration.

Planning Manager Reimers suggested that the Planning Commission amend condition three to state that children could only be dropped off after regular school hours during the school year. He also suggested that condition four be amended to state that the space shown as the loading area shall be used for queuing, the spaces adjacent to the open spaces be used for loading, and at no time shall queuing onto Rosemead Boulevard occur.

City Attorney Thuyen stated that the Planning Commission could continue this item to January 24, approve this application as recommended by staff, or approve the item as specified by the Planning Commission.

PLANNING COMMISSION MINUTES
DECEMBER 13, 2016

Commissioner Leung made a motion to approve PL 15-415, adopt the resolution as amended and find that the project is categorically exempt. Seconded by Commissioner O'Leary and carried by the following roll call vote:

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

- 3. File: PL 16-462.** A conditional use permit for the establishment of a fitness center/gymnasium, providing fitness training and classes. The proposed hours of operation are from 6:00 a.m. to 9:00 p.m., Monday through Friday; and from 7:00 a.m. to noon on Saturdays. The business will be closed on Sundays.

Address: 5214 Rosemead Boulevard

Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approve File PL 16-462 subject to the proposed conditions of approval.

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

Chairman Haddad opened the public hearing.

Luis Fabian Ramirez, applicant, briefed the Planning Commission regarding the scope of his business plan. He concurred with the conditions of approval with the exception of the hours of operation. Stated that he would like to offer classes at 6 a.m. and have the option to operate seven days a week.

Chairman Haddad closed the public hearing.

Vice-Chair Marston made a motion to approve PL 16-462, adopt the resolution to expand the hours of operation from 6 a.m. to 9 p.m. seven days a week, allow classes at 6 a.m., and find that the project is categorically exempt. Seconded by Commissioner Leung and carried by the following roll call vote:

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

DISCUSSION ITEM(S):

4. **None**

FUTURE AGENDA ITEMS AND REPORTS:

5. **Planning Manager's Report**

Planning Manager Reimers stated that the conditions of approval for a Starbucks being considered by the City of El Monte Planning Commission has been modified in consideration of adjacent Temple City residents. Next he reported that recommendations for the General Plan will be brought to the Commission by February and the draft Environmental Impact Report will reach the Commission in spring of 2017. He announced that building permits will be pulled by the end of the year for the 28 unit condominium development project on McCulloch Avenue. Lastly, he announced that the next Planning Commission meeting will take place January 24.

6. **Comments from Commissioners**

Chairman Haddad stated that he enjoyed the holiday luncheon.

Commissioner Leung wished the Planning Commission and public happy holidays.

Commissioner O'Leary stated that he too enjoyed the holiday luncheon.

ADJOURNMENT:

The Planning Commission Regular Meeting was adjourned at 8:44 p.m.


Chairman
Secretary