



CITY OF TEMPLE CITY

# PLANNING COMMISSION MINUTES

## REGULAR MEETING

Tuesday, March 14, 2017, 7:30 P.M.

City Council Chambers, 5938 Kauffman Avenue, Temple City

[www.templecity.us](http://www.templecity.us)

### OPENING MATTERS:

- **Call to Order**

- **Roll Call:**

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

ABSENT: Commissioner – None

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

- **Pledge of Allegiance**

### ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

### APPROVAL OF MINUTES:

1. Planning Commission Meeting of February 28, 2017

Commissioner Cordes made a motion to approve the Planning Commission minutes dated February 28, 2017 as amended. Seconded by Commissioner O'Leary 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 16-487.** A Major Site Plan Review and a Tentative Parcel Map for a four-unit residential subdivision.

Address: 5712 Noel Drive

Recommendation: That the Planning Commission find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Divisions) of the CEQA Guidelines.

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

Chairman Haddad opened the public hearing.

Steven Law, property owner, stated that he concurs with the conditions of approval.

Chairman Haddad closed the public hearing.

Commissioner O'Leary made a motion to approve PL 16-487, 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

**DISCUSSION ITEM(S):**

- 3. None**

**FUTURE AGENDA ITEMS AND REPORTS:**

**4. Planning Manager's Report**

Planning Manager Reimers announced that the City has received an application from the property owners of the Camellia Square proposing that an additional 25,000 square feet be conditionally allowable for food and drink establishments. He added that along with the application a traffic and parking study has been submitted, indicating that much of the traffic and parking demand would be met through valet parking. Secondly, Kanghohong Baekjeong (the Korean BBQ restaurant) will have their business hours reviewed by the City Council on April 4; on April 18 the City Council will review the Accessory Dwelling Unit ordinance and the Traffic Thresholds of Significance as recommended by the Commission. Lastly, he encouraged the Commission to visit the 28 residential unit development located on McCulloch and Live Oak Avenue which is under construction.

**5. Comments from Commissioners**

Chairman Haddad announced that the reorganization of the City Council will take place March 21.

Vice-Chair Marston briefed the Commission regarding her experience at the Planning Commissioners Academy.

Commissioner Leung stated that he attended an impressive seminar regarding paid parking.

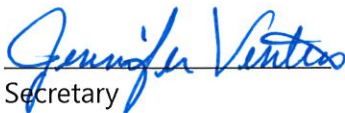
Commissioner Cordes stated that one of the main topics at the Planning Commissioners Academy was about affordable housing. He commented that he also learned what the Planning Division does before an item reaches the Commission.

**ADJOURNMENT:**

The Planning Commission Regular Meeting was adjourned at 7:59 p.m.



Chairman



Secretary

