

PLANNING COMMISSION  
MINUTES  
MAY 25, 2010

**INITIATION:**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE TO THE FLAG**

**3. ROLL CALL:**

Commissioners: Seibert, O' Leary, Chen, Horton, Valenzuela

Also Present: City Attorney Murphy, Community Development Manager Lambert,  
Associate Planner Liu, and Planning Secretary Venters

**4. TIME FOR THOSE IN THE AUDIENCE WHO WISH TO SPEAK:**

No one came forth at this time.

**5. CONSENT CALENDAR:**

**A. APPROVAL OF MINUTES:** MAY 11, 2010

**RECOMMENDATION:** APPROVE AS SUBMITTED

Commissioner Horton – Made a motion to approve the Planning Commission Meeting minutes dated May 11, 2010, seconded by Vice Chairman O' Leary and unanimously carried.

**6. UNFINISHED BUSINESS:** NONE

**7. NEW BUSINESS:**

**A. PUBLIC HEARING:** A TENTATIVE PARCEL MAP AND CONDITIONAL USE PERMIT TO ALLOW THE DEVELOPMENT OF A RESIDENTIAL CONDOMINIUM PROJECT WITH THREE (3) DETACHED UNITS. THE SUBJECT PROPERTY IS LOCATED IN THE MEDIUM DENSITY RESIDENTIAL (R-2) ZONE.

**SUBJECT SITE:** 5324 WELLAND AVENUE

**CASE NUMBERS:** TENTATIVE PARCEL MAP 71195  
CONDITIONAL USE PERMIT 09-1753

**PROPERTY OWNER:** SUN HOMELAND, INC.  
308 S. FIRST AVE., UNIT F  
ARCADIA, CA 91006

**APPLICANT:** LIANG LIANG SUN  
308 S. FIRST AVE., UNIT F  
ARCADIA, CA 91006

**RECOMMENDATION:** 1) HEAR STAFF REPORT

- 2) HEAR THOSE FOR AND AGAINST
- 3) FIND THAT THIS PROJECT IS CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO SECTION 15315
- 4) ADOPT RESOLUTION FOR APPROVAL

Chairman Seibert – Asked for a Staff Report.

Community Development Manager Lambert – Gave the Staff Report dated May 25, 2010.

Associate Planner Liu – Gave a PowerPoint presentation.

Chairman Seibert – Asked if there were any questions or comments from the Planning Commissioners for the Staff. The Planning Commissioners had questions at this time.

Commissioner Valenzuela – Stated that he noticed that there are no new trees required in the conditions of approval listed in the Resolution.

Community Development Manager Lambert – Stated that Public Services Manager Tidwell recommended that one of the conditions of approval be that a five foot sidewalk is placed adjacent to the curb, however, he did not recommend that any new street trees be planted for this project. Stated that if the Planning Commission would like to require street trees as a part of the conditions of approval, then he could speak to Mr. Tidwell regarding his thought on this condition.

Chairman Seibert – Asked if there were any additional questions or comments from the Planning Commissioners for the Staff. The Planning Commissioners did not have questions at this time. Invited the applicant to speak.

Benjamin Zhu, 111 S. Walnut Grove, San Gabriel, CA 91776 – Stated that he is representing the applicant. Stated that the applicant has reviewed and accepts the conditions of approval.

Chairman Seibert - Asked if anyone from the public would like to speak in favor or against the proposed request. No one came forth at this time.

Vice Chairman O'Leary – Made a motion to close the comment period, seconded by Commissioner Horton and unanimously carried.

Commissioner Valenzuela – Stated that after reviewing the conditions of approval, he concurs with Staff's recommendation and could make the findings to vote in favor of this project.

Commissioner Horton – Stated that the road appears to be dilapidated, and would like to know if a provision exists to resurface the road as a mitigation measure.

Community Development Manager Lambert – Stated that there is not a condition to resurface a significant portion of the street. Stated that another project was required to put a sewer line and if this project is approved public improvements would be made such as a sewer main and a water line, so the street will be repaired in front of the project after it is built. .

Commissioner Horton - Stated that he would like to revisit the subject of a requirement to plant trees along the street. Stated that he could make the findings to approve this request.

Vice Chairman O'Leary – Stated that could make the findings to vote in favor of this project.

Commissioner Chen – Stated that he concurs with his fellow Commissioners and could make the findings to approve this request.

Chairman Seibert – Asked the Planning Commission to express their opinion regarding adding a condition to require street trees to this project.

Vice Chairman O’Leary – Stated that the trees would be placed on public property.

Chairman Seibert – Asked Community Development Manager Lambert if any street trees would be removed.

Community Development Manager Lambert – Stated that the no street trees would be removed if this project were approved.

Commissioner Valenzuela – Made a motion approve Tentative Parcel Map 71195 and Conditional Use Permit 09-1753 and find that this project is categorically exempt from CEQA pursuant to section 15315, seconded by Commissioner Chen, and unanimously carried.

**8. COMMUNICATIONS: NONE**

**9. MATTERS FROM CITY OFFICIALS: REQUEST TO AMEND A SIGN PROGRAM FOR THE MULTI-TENANT COMMERCIAL BUILDING AT 4808 BALDWIN AVENUE**

Chairman Seibert – Asked for an introduction.

Community Development Manager Lambert – Presented the Memo dated May 25, 2010.

Chairman Seibert – Asked if there were any questions from the Planning Commissioners for the Staff. The Planning Commissioners had questions at this time.

Commissioner Valenzuela - Asked City Attorney Murphy if the Planning Commission is allowed to consider financial restraints as a reason to grant leniency to a sign program.

City Attorney Murphy – Stated that to base a finding solely upon financial restraints would not be a good planning tactic. Stated that the Planning Commission should not make decisions based on financial standards, only on planning principals. Stated that if no one could afford the type of sign that the sign program required, then the code would stop a project from moving forward. Staff is searching for an equilibrium from the Planning Commission regarding signage at this commercial property. Stated that economics could play a role in a decision, however, should not be the sole basis for this decision.

Chairman Seibert – Stated that foam signage would not be acceptable, however, non illuminated channel letter signage would be appropriate at this commercial site.

Chairman Seibert - Asked if anyone from the public would like to speak in favor or against the proposed request. One person came forth at this time.

Peggy Miller, 9717 Woolley St., Temple City CA 91780 – Stated that the window signage in one unit covers one hundred percent (100%) of one of the window at the commercial site, is distasteful and should be removed.

Community Development Manager Lambert – Stated that the window signage at that business is illegal, that the particular business is pending Business License application approval, and that a Business License would not be issued until the window signage is removed and they are in compliance with the current sign program.

Commissioner Valenzuela – Asked Community Development Manager Lambert if Staff or the Planning Commission would be interested to have this Conditional Use Permit reviewed by this body and would like to know if the City has considered a design review board.

Community Development Manager Lambert – Stated that in this case, the CUP is specific in that a sign program would be prepared and reviewed by Staff. Stated that if the conditions of approval were crafted differently, the applicant would have to return to the Planning Commission, if it were conditioned so.

Chairman Seibert – Stated that the sign program has been discussed, and at the time, the decision was made to leave the final decision regarding appropriate signage to Staff, so that the applicant would not have to go through another Public Hearing process.

Community Development Manager Lambert – Stated that when a sign program is required, the program is prepared by a professional sign company. Stated that it may seem odd that the City would work with a sign company, however, this procedure makes it easy for the applicant and is also a good tool for planning Staff.

Chairman Seibert - Asked if anyone else from the public would like to speak in favor or against the proposed request. One person came forth at this time.

Michael Luu, 2211 S. 5<sup>th</sup> Ave., Arcadia, CA 91006 – Stated that he is one of the property owners of 4808 Baldwin Avenue and would like to inform the Planning Commission that the business who has posted the illegal signage has been asked to have it removed. Stated that the economy is difficult, however, a lot of money has been spent on this project and would like to modify the sign requirements to satisfy their tenants.

Tom Wong, 333 S. Mc Pherrin Ave., Monterey Park, CA 91754 – Stated that there is a management company that does periodic inspections and they had reported that the sign was installed without approval. Stated that the business owner was told that they would have to either remove the sign, or that they have to vacate the premises. Stated that the tenant put the sign in the window in an effort to avoid the expenses of installing a channel letter sign and had moved into the unit not knowing the requirements of the City.

Chairman Seibert - Asked if anyone else from the public would like to speak in favor or against the proposed request. No one came forth at this time. Asked the Planning Commission for a recommendation regarding this request.

Commissioner Chen – Stated that the proposal made by Staff makes sense, therefore, he concurs with the recommendations that were made in the Staff Report.

Vice Chairman O’Leary – Stated that non illuminated channel signs would be appropriate for this commercial property.

Commissioner Horton – Stated that he concurs with Staff regarding non illuminated channel letter signage. Stated that one would want the signs to look good and that this option serves everyone’s best interest.

Commissioner Valenzuela – Stated that he concurs with Staff’s assessment.

Chairman Seibert – Stated that he also concurs with Staff.

**ADDITIONAL MATTERS FROM CITY OFFICIALS:**

Commissioner Horton - Asked Community Development Manager Lambert for a time line in which the Planning Commission will review the Downtown Specific Plan and General Plan.

Community Development Manager Lambert – Stated that the City recently received comments from the State of California regarding the Housing Element. Stated that the City is going to embark on a third revision of the Housing Element, and that the goal of the City Council is to achieve a State approved Housing Element. Stated that the General Plan update would be a long process and would likely be heard in approximately one year, as this subject is not in the budget for this upcoming fiscal year. Stated that the City has requested for a grant from Cal Trans and could receive up to \$300,000.00 dollars for funding the Downtown Specific Plan corridors specific plan along Las Tunas Drive, Rosemead Boulevard and portions of Lower Azusa Road. Stated that if the City receives the funding, a review process to update the downtown area could be discussed this year.

Commissioner Horton Asked Community Development Manager Lambert if the City has a downtown area parking management plan, and if not would such a plan be included as a component of the Downtown Specific Plan.

Community Development Manager Lambert – Stated that the Public Services Department is working on proposal to help with public parking in the downtown area. Stated that several members of Staff, along with Planning Commissioner Horton attended a SCAG meeting regarding public parking.

**10. ADJOURNMENT:**

Chairman Seibert – Adjourned the meeting at 8:11 p.m. to the next Planning Commission meeting of June 8, 2010 at 7:30 p.m.

Next Scheduled Meeting of:

City Council:	May 18, 2010
Parks & Recreation Commission:	May 19, 2010

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Chairman

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Secretary