

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
FEBRUARY 10, 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 9701 Las Tunas Drive, Temple City.

2. ROLL CALL

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

ABSENT: Commissioner – None

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

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 Horton moved to approve the Consent Calendar. Seconded by Vice-Chairman Curran and was approved unanimously by the following votes:

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

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – None

A. APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

- 1) Minutes of the Planning Commission Meeting of January 13, 2015.

7. PUBLIC HEARING

- A. A Tentative Parcel Map and Minor Site Plan review to lot split and construct two single-family homes.

The subject site proposes a lot split of 16,353 square feet resulting in two parcels on the corner of Hart Avenue and Garibaldi Avenue. The proposed lot split requires the approval of a minor site plan review for the construction of two new single-family homes and a tentative parcel map to subdivide the lot. The lot is zoned R-1, Single Family Residential, and designated Low Density Residential by the General Plan.

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

Chairman Leung opened the public hearing.

John Wang, applicant, offered to answer questions of the Planning Commission. The Planning Commission did not have questions regarding the proposed request.

Mary Beth Hayes, resident, commended the applicant for an aesthetically pleasing project.

Chairman Leung closed the public hearing.

City Attorney Murphy recommended that the Planning Commission strike condition two from the conditions of approval in the resolution.

Commissioner Horton made a motion to approve File 140000155, 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 – Cordes, Horton, O'Leary, Curran, Leung
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

- B. Major Site Plan Review and Tentative Tract Map for the development of a residential condominium subdivision consisting of nine detached dwelling units.

The project proposes to develop nine detached residential condominium dwellings. The site features a centrally located driveway with five dwellings on the north and four dwellings on the south. Each dwelling is provided with two parking spaces in the attached garage and one guest parking space in the area between the structures. The site is 146 feet wide and 233 feet deep with a total

land area of approximately 34,039 square feet. The site is zoned R-2, and designated Medium Density Residential by the City's General Plan.

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

Chairman Leung opened the public hearing.

Hank Jong, applicant, has reviewed and will comply with the conditions of approval.

Alan Tiet, resident, requested that the applicant install barriers to minimize air pollution and dust.

Hank Jong, applicant, responded that the City has codes regarding dust minimization and intends to comply with such codes.

Chairman Leung closed the public hearing.

City Attorney Murphy, read condition 21 regarding compliance with the City's grading code and dust control.

Commissioner Horton made a motion to approve File 140000172, adopt the attached resolution and find that the project is categorically exempt. Seconded by Commissioner Cordes and carried by the following roll call vote:

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

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM PLANNING MANAGER

A. Policy on applications to modify existing wireless communications facilities.

Planning Manager Reimers stated that modifications to wireless communications facilities that do not reflect a substantial modification to the original application will in the future be handled administratively. He stated that should the City receive a request from a wireless communications facility that has a readily noticeable adverse impact on the stealth, height, or if the proposed additional antenna are not consistent with the conditions of approval, that request would be deferred to the Planning Commission for review.

City Attorney Murphy provided examples of requests that would/would not require public hearing. He stated that staff would present an ordinance to the Planning Commission proposing the process of such applications in approximately four months.

Planning Manager Reimers announced the departure of Management Analyst Sun and Vice-Chairman Curran. He presented Planning Commissioner Curran a Certificate of Recognition as Planning Commissioner.

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

- A. COMMISSIONER CORDES – Asked if staff could provide clarification regarding existing detour signage and barricades due to the Alameda Corridor-East (ACE) project.

City Attorney Murphy stated that the existing detour signage and barricades should be removed in approximately two to three weeks as remaining utility relocation is pending and construction in the right-of-way along the corridor needs to be concluded.

- B. COMMISSIONER HORTON – Thanked Vice-Chairman Curran and Management Analyst Sun for their service.
- C. COMMISSIONER O’LEARY – Thanked Vice-Chairman Curran and Management Analyst Sun for their service.
- D. VICE-CHAIRMAN CURRAN – Stated that he has enjoyed serving on the Planning Commission and thanked his fellow Commissioners and staff for their guidance.
- E. CHAIRMAN LEUNG – Thanked Vice-Chairman Curran and Management Analyst Sun for their service.

13. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

Doctor Ye, resident, inquired about the City’s parking requirement for medical use.

Planning Manager Reimers, offered to discuss the parking requirements for a medical use after the Planning Commission meeting.

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 8:17 p.m.

Chairman

Secretary