

**PLANNING COMMISSION  
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING  
JULY 14, 2015 – 7:30 P.M.**

1. **CALL TO ORDER** – Chairman Leung
2. **ROLL CALL** – Commissioner Chen Marston, Cordes, Haddad, O’Leary, Leung

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

ABSENT: Commissioner – Chen Marston

ALSO PRESENT: Community Development Director Forbes, Planning Manager Reimers, City Attorney Vega, Associate Planner Gulick, Associate Planner Liu, and Planning Secretary Venters

Commissioner Cordes made a motion to excuse Commissioner Chen Marston for due cause seconded by Vice-Chairman Haddad and was approved unanimously by the following votes:

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

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – Chen Marston

3. **PLEDGE OF ALLEGIANCE**
4. **REORGANIZATION OF PLANNING COMMISSION**

Community Development staff calls for nominations for a new Chairman.

Commissioner Cordes made a motion to nominate Vice-Chairman O’Leary for Planning Commission Chairman, there were no other nominations, the motion was seconded by Commissioner Haddad, and was unanimously carried by the following votes:

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

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – Chen Marston

Chairman conducts nominations for new Vice-Chairman.

Commissioner Cordes made a motion to nominate Commissioner Haddad for Planning Commission Vice-Chairman, there were no other nominations, the motion was seconded by Commissioner Leung, and was unanimously carried by the following votes:

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

**5. PRESENTATIONS**

**6. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA - None**

**7. CONSENT CALENDAR**

A. APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

- 1) Minutes of the Planning Commission Meeting of June 23, 2015.

Commissioner Cordes moved to approve the Consent Calendar. Seconded by Vice-Chairman Haddad and was approved unanimously by the following votes:

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

**8. PUBLIC HEARING**

- A. A time extension request for a Tentative Parcel Map for the construction of three condominium dwellings located at 9619 Broadway.

The subject site is located on the north side of Broadway Avenue between Temple City Boulevard and Golden West Avenue. The site has a land area of approximately 11,470 square feet and is currently improved with two residences with a total floor area of 1,950 square feet. The Tentative Parcel Map proposes to demolish the two residences and construct three detached, two-story condominium dwellings. Each dwelling will contain four bedrooms and three bathrooms. The site is zoned R-1 and is designated Medium Density Residential by the General Plan.

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

Chairman O'Leary opened the public hearing.

Jay Muller, applicant, stated that he did not initially move forward with the approved development as the selected contractor had moved. He stated that he is now ready to move forward with the development.

Chairman O'Leary closed the public hearing.

Commissioner Cordes made a motion to approve File 150000217, adopt the resolution, and find that the project is categorically exempt. Seconded by Vice-Chairman Haddad and carried by the following roll call vote:

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

- B. A Tentative Tract Map, a Conditional Use Permit, and a Major Site Plan Review for the creation of six single-family lots and the construction of six single-family houses on the site located at 10034, 10044 La Rosa Drive.

The request is a Tentative Tract Map and Major Site Plan Review for the creation of six single-family lots and the construction of six single-family houses. The site is comprised of two existing lots with a combined land area of approximately 54,385 square feet. The total number of parcels proposed in the subdivision is seven, including six residential lots and a street parcel. The street parcel will be commonly owned and maintained as the ingress/egress driveway and as the utility easement. The street parcel features a cul-de-sac street providing a roadway of 34 feet in width. The lot size for the six lots ranges from 7,300 square feet to 8,300 square feet. The living area for the six houses varies from 2,700 square feet to 3,100 square feet. The site is zoned R-1 and is designated Low Density Residential by the General Plan.

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

Chairman O'Leary opened the public hearing.

James Coane, architect, provided the specifications for the development. He stated that he would like the development to feel like a neighborhood as opposed to residences that are similar in appearance. He expressed his intention to be flexible with staff and the Planning Commission. He stated that he will comply with the conditions of approval.

Gary Hart, resident, proposed that the developer build a wall along the easterly side of the development and requested that the water run off does not flow onto his property. He stated that he preferred the maximum height of the single story residences to be in compliance with the zoning code. He inquired regarding landscaping and curbs.

Mira Ramos, resident, spoke in opposition of the project.

Vivian Harris, resident, spoke against the project and submitted a letter detailing her opposition to the Planning Commission.

Josephine Hu, resident, spoke against the proposed development and submitted a letter detailing her opposition to the Planning Commission.

Andrea Tran, resident, spoke against the proposed development and submitted a letter detailing her opposition to the Planning Commission.

John Lin, resident, expressed concern regarding increased traffic and possible insufficient parking. He felt that the proposed residences were too large and the garages were too small.

James Coane, architect, provided a response and answered the questions of the public.

Chairman O'Leary closed the public hearing.

Vice-Chairman Haddad asked if the hours of construction could be amended.

City Attorney Vega stated that typically hours of construction are not altered unless there is a unique circumstance.

Commissioner Cordes is in favor of the architectural style, however, he felt that the development was not appropriate for the area.

Commissioner Leung could make the finding to approve the project if the height of the roof is in compliance with the zoning code.

Chairman O'Leary concurred with fellow Commissioner Leung.

City Attorney Vega, recommended that staff revise the resolution and bring to the Planning Commission for signature.

Commissioner Leung made a motion to approve File 150000029, modify the resolution accordingly, and find that the project is categorically exempt. Seconded by Vice-Chairman Haddad and carried by the following roll call vote:

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

- C. A request for a Conditional Use Permit to establish a drink and food establishment in the Camellia Square shopping center located at 9055 Las Tunas Drive, Units 100-102.

The subject site has an overall lot size of 3.7 acres and is located at the northeast corner of Rosemead Boulevard and Las Tunas Drive. The property has approximately 321 feet on Rosemead Boulevard (east property line), approximately 490 feet on Las Tunas Drive (south property line) and approximately 226 feet on Sultana Avenue (east property line). The property is located in the C-2, General Commercial zone and is designated as Commercial on the City’s General Plan Land Use Map.

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

Chairman O’Leary opened the public hearing.

Hewitt Lee, applicant, asked the Planning Commission to vote in favor of his request.

Peter Choi, President, Chamber of Commerce, spoke in support of the proposed business.

Jim Clift, resident, asked for clarification regarding product delivery.

Associate Planner Gulick stated that delivery access is located on Sultana Avenue.

Chairman O’Leary closed the public hearing.

Commissioner Cordes made a motion to approve File 150000162, adopt the resolution, and find that the project is categorically exempt. Seconded by Vice-Chairman Haddad and carried by the following roll call vote:

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

**9. UNFINISHED BUSINESS – None**

## **10. NEW BUSINESS**

### **A. General Plan Land Use Diagram and Projections**

Planning Manager Reimers provided a presentation regarding the General Plan Land Use Diagram and Development Projections brought forth by the General Plan Advisory Committee (GPAC). The Draft Land Use Diagram and Projections include increased/decreased residential density, a new mixed use designation, new open space, and planning for the Sphere of Influence. He provided an overview of proposed changes for each area in detail then asked the Planning Commission for input.

Commissioner Cordes spoke in favor of area one and four, however he felt concern regarding area nine as there is no active historical preservation ordinance.

Commissioner Leung spoke regarding balance between residential communities and businesses. He stated that he would like to see additional open space in the City.

Vice-Chairman Haddad suggested higher density in area one and asked if the City would be impacted financially should the industrial zone be reduced. He stated that he would be in favor of additional open space.

Chairman O'Leary stated that historically the population in Temple City has remained consistent.

Planning Manager Reimers responded to the inquiries of the Planning Commission. He thanked the Planning Commission for their input and asked if members of the public would like to provide input.

Jennifer Pedraza, GPAC Member, stated that the GPAC has put a lot of effort into the Proposed General Plan.

### **11. COMMUNICATIONS – None**

### **12. UPDATE FROM COMMUNITY DEVELOPMENT DIRECTOR**

Community Development Director Forbes announced the upcoming Water Conservation Fair located at Temple City High School on August 8, from 10:00 a.m. to 2:00 p.m.

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

- A. COMMISSIONER CHEN MARSTON - Absent
- B. COMMISSIONER CORDES – Congratulated fellow commissioners Haddad and O’Leary for being selected as Vice-Chairman and Chairman and thanked Commissioner Leung for serving as Chairman for the last year.
- C. COMMISSIONER LEUNG – None
- D. VICE-CHAIRMAN HADDAD – Thanked his fellow commissioners for selecting him to serve as Vice-Chairman. He also congratulated fellow commissioner O’Leary for being selected as Chairman. He spoke regarding recycled water use in residential developments. He made a motion to agendize flexibility to amend the hours of construction in other than unique cases at the Planning Commissions discretion. No commissioner seconded the motion therefore the motion failed.
- E. CHAIRMAN O’LEARY - Thanked his fellow commissioners for selecting him to serve as Chairman.

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

**15. ADJOURNMENT**

The Planning Commission Regular Meeting was adjourned at 9:59 p.m.

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Chairman

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Secretary