



CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING

Tuesday, September 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 – Cordes, O'Leary, Marston, Haddad

ABSENT: Commissioner – Leung

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

Commissioner O'Leary made a motion to excuse Commissioner Leung for due cause. Seconded by Commissioner Cordes and was approved unanimously.

▪ **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT:

Commissioner Cordes made a motion to dedicate the Planning Commission meeting to Diane Bernardino, Executive Assistant to the City Manager in honor of her passing. Seconded by Commissioner O'Leary and was approved unanimously.

APPROVAL OF MINUTES:

1. [Planning Commission Meeting of August 23, 2016](#)
2. [Planning Commission/General Plan Advisory Meeting of August 30, 2016](#)

Commissioner Marston made a motion to approve the Planning Commission minutes dated August 23, 2016. Seconded by Commissioner O'Leary and was approved unanimously by the following votes:

AYES: Commissioner – Cordes, O'Leary, Marston, Haddad

ABSTAIN: Commissioner – None

NOES: Commissioner – None

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ABSENT: Commissioner – Leung

Commissioner O’Leary made a motion to approve the Planning Commission minutes dated August 30, 2016. Seconded by Commissioner Marston and was approved unanimously by the following votes:

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

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – Leung

PUBLIC HEARING ITEMS:

- 3. File: PL 15-280.** A request for a conditional use permit, a tentative tract map, and a site plan review located at 5935 Temple City Boulevard for the construction of a four-story, mixed-use project consisting of approximately 7,250 square feet commercial floor area and 61 residential condominium units (totaling 87,936 square feet).

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

Joe Power, Rincon Consultants, briefed the Planning Commission regarding the purpose and laws of CEQA. He stated that he has prepared an Initial Study and a Mitigated Negative Declaration for this project and would be available for questions of the Planning Commission.

Chairman Haddad opened the public hearing.

Rick Abe, project designer, presented four sets of three dimensional plans of the project.

Simon Lee, project architect, stated that the development has been reduced in scale from a five-story 75 unit condominium development to a Mediterranean style four-story 61 condominium unit development boasting high quality material, structural dimension, and rich earth tone colors.

Michael Huang, property manager, stated that he had received offers to build hotels, however he felt that a mixed-use development would better suit the neighborhood. He stated that he and his colleagues concur with the conditions of approval.

Larry Elder, resident, stated that he is not in favor of the development as he felt that the City has reached maximum population, utility, and school capacity.

Wen Lee, resident, spoke in favor of the project expressing that downtown areas generally should be dense and less populated in residential areas.

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Sherman Kong, resident, expressed concern regarding increased traffic and safety. She would like to retain the City's small town atmosphere.

Lucy Liu, resident, stated that she is in favor of the project but would like to see the scope of the development further reduced.

Chris Stratton, resident, stated that he supports this development and the vision of the City.

Yong Qu, resident, felt that the development is too large in scale for the City.

Chairman Haddad closed the public hearing.

Michael Huang, property manager, stated that the proposed development exceeds the requirements of the traffic study and that the project has already been scaled down. He added that the strip mall is outdated, the remainder of the property has been vacant for approximately 30 years, and that the proposed development is intended to help revitalize the downtown area.

Commissioner Cordes stated that he could make the findings to approve the project if condition ten could be amended to state that no commercial delivery/loading activities shall be conducted at the curbside of Temple City Boulevard and/or Woodruff Avenue.

Commissioner O'Leary made a motion to adopt the resolution recommending that the City Council approve the Mitigated Negative Declaration and approve File No. 15-280 subject to the recommended conditions of approval including an amendment to condition ten. Seconded by Commissioner Cordes and carried by the following roll call vote:

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

DISCUSSION ITEM(S):

4. None

FUTURE AGENDA ITEMS AND REPORTS:

5. Planning Manager's Report

Planning Manager Reimers stated that the Olson Company will not develop property on Golden West Avenue, and that a timeline for the General Plan will be provided in the near future as requested during the Special Joint Meeting of the Planning Commission and the General Plan Advisory Committee.

6. Comments from Commissioners

Commissioner Cordes – None

Commissioner Leung – None

Commissioner O'Leary – Congratulated Community Development Director Forbes regarding the above project.

Vice-Chairwoman Marston – None

Chairman Haddad – None

ADJOURNMENT:

The Planning Commission Regular Meeting was adjourned at 9:03 p.m.



Chairman



Secretary