



CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING

Tuesday, October 24, 2017, 7:30 P.M.

City Council Chambers, 5938 Kauffman Avenue, Temple City

www.templecity.us

OPENING MATTERS:

▪ Call to Order

▪ Roll Call:

▪ PRESENT: Lee, O'Leary, Vice-Chair Cordes, Chair Marston

▪ ABSENT: Commissioner – Haddad

▪ ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, Associate Planner Gulick, Planning Intern Flores, and Planning Secretary Venters

▪ Pledge of Allegiance

ORAL COMMUNICATIONS / PUBLIC COMMENT: None

CONSENT CALENDAR:

1. [Planning Commission Meeting of October 10, 2017](#)

Commissioner O'Leary made a motion to approve the Consent Calendar. Seconded by Commissioner Lee and was approved unanimously by the following votes:

AYES: Commissioner – Lee, O'Leary, Marston

ABSTAIN: Commissioner – Cordes

NOES: Commissioner – None

ABSENT: Commissioner – Haddad

PUBLIC HEARING ITEMS:

2. [PL 17-903 A conditional use permit to allow a restaurant, Shiki Seafood Buffet, to serve beer and wine. The existing 12,946 square foot space was previously occupied by Hometown Buffet.](#)

Address: 5535 Rosemead Boulevard

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Recommendation: That the Planning Commission adopt the Resolution finding that the project is exempt from CEQA pursuant to Section 15301 (Existing Facilities) and approving File 17-903 subject to the proposed recommended conditions of approval.

Project Planner: Adam Gulick
agulick@templecity.us

Planner Intern Flores gave a brief summary of the staff report.

Chair Marston opened the public hearing.

Michelle Zhang, applicant, described the cuisine that will be offered. She stated that beer and wine will only be served with food. Lastly, she concurred with the recommended conditions of approval.

Chair Marston closed the public hearing.

Commissioner O'Leary made a motion to approve PL 17-903, adopt the resolution, and find that the project is categorically exempt. Seconded by Vice-Chair Cordes and carried by the following roll call vote:

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

3. PL 17-939 A conditional use permit to allow a restaurant, Oyster Dive Bar, to serve food, beer, and wine, and provide live entertainment.

Address: 5708 Rosemead Boulevard, Unit 100

Recommendation: That the Planning Commission adopt the Resolution finding that the project is exempt from CEQA pursuant to Section 15301 (Existing Facilities) and approving file 17-939 subject to the proposed recommended conditions of approval.

Project Planner: Adam Gulick
agulick@templecity.us

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

Chair Marston opened the public hearing.

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Johnny Nguyen, applicant, briefed the Commission regarding the intended use of the restaurant, the function of the bar area, that live entertainment will only be acoustic, and concurred with the recommended conditions of approval.

Robin Ellis, designer, addressed the issue raised in the staff report regarding the need for a service door for the kitchen. She stated that they were limited by the 3,300 square foot cap on food and drink establishments.

Chair Marston closed the public hearing.

Vice-Chair Cordes made a motion to approve PL 17-939, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner O'Leary and carried by the following roll call vote:

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

DISCUSSION ITEMS: NONE

FUTURE AGENDA ITEMS AND REPORTS:

4. Planning Manager's Report

Planning Manager Reimers introduced Planning Intern, Dean Flores to the Commission and provided a background of his professional education. He then announced the following; 1) Commissioners Haddad and O'Leary attended the General Plan Advisory Committee meeting 2) the General Plan Update will be brought forth to the Commission November 11, 3) the history behind the name Dupuy, and 4) that building permits for the Terraces are scheduled to be pulled in 3-6 months.

5. Comments from Commissioners

Commissioner Haddad – Absent.

Commissioner Lee – Welcomed Planning Intern Flores to the Planning Commission.

Commissioner O'Leary – None

Vice-Chair Cordes – Welcomed Planning Intern Flores to the Planning Commission.

Chair Marston – Stated that she and fellow Commissioner Haddad attended the grand opening for the new parking lot. She would like to see charging stations for vehicles in the future.


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ADJOURNMENT:

The Planning Commission Regular Meeting was adjourned at 8:25 p.m.



Chair



Secretary