CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, May 22, 2018, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

- **Call to Order**
- **Roll Call:**
  - PRESENT: Haddad, O'Leary, Lee, Vice-Chair Cordes, Chair Marston
  - ABSENT: None
  - ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, Associate Planner Liu, Nick Pergakes, PlaceWorks Inc., and Planning Secretary Venters
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Meeting of May 8, 2018.

Commissioner O'Leary made a motion to approve the minutes of May 8, 2018 listed on the Consent Calendar. Seconded by Commissioner Lee and was approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

2. **PL 18-1201.** A request of an existing restaurant (Simmer Huang) for a modification of its conditional use permit (approved on August 25, 2015) to serve beer and wine.

   Address: 5728 Rosemead Boulevard, Unit 107

   Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 18-1201 subject to the recommended conditions of approval.

   Project Planner: Hesty Liu
   hliu@templecity.us

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

Chair Marston opened the public hearing.

Yujie Wang, applicant, stated that she will abide by the conditions of approval.

Chair Marston closed the public hearing.

Commissioner Haddad made a motion to approve PL 18-1201, 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 – Haddad, Lee, O'Leary, Cordes, Marston
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

WORKSHOP:

3. **PL 18-1198.** The City is in the process of updating the Zoning Code to conform to the newly adopted Mid-Century General Plan. This workshop will focus on the allowed uses and the standards within the R-1 Single-Family Zone.

   Zone: Low Density Residential

   Recommendation:
   1. Receive staff's presentation
   2. Ask questions of staff
   3. Take public comment
   4. Provide direction to staff regarding amendments to the Single-Family (R-1) Zone

Project Planner: Scott Reimers
sreimers@templecity.us

Planning Manager Reimers gave a brief summary of the staff report.

Nick Pergakes, PlaceWorks, provided a PowerPoint presentation explaining the proposed R-1 Single-Family Zone concepts.

Chair Marston asked for clarification regarding assembly uses, religious facilities, child care facilities, supportive housing versus transitional housing, and for clarification regarding the 700 square foot incentive.

Planning Manager Reimers stated that assembly uses, religious facilities (such as a church or lodge) and large child care facilities would require a conditional use permit. He stated that supportive housing is permanent residency intended for persons who are disabled or recovering from addiction whereas transitional housing accommodates the same issues on a temporary basis, and that the 700 square foot incentive creates potential additional square footage for smaller lots.

Commissioner Lee asked for clarification regarding Minimum Efficiency Reporting Value 11 (MERV 11) and temporary uses.

Planning Manager Reimers stated that an example of a temporary use is a construction trailer and that MERV 11 is an air quality control filtration system required for residences near arterial streets.

Commissioner O'Leary asked Planning Manager Reimers for clarification regarding rear garages.

Planning Manager Reimers stated that the benefit of placing garages at the rear of the property is that it increases community safety, improves the functionality of front porches, improves architectural interest, and improves aesthetics.

Vice-Chair Cordes asked Planning Manager Reimers what would happen if a mature tree is removed if a resident is allowed a square footage incentive.

Planning Manager Reimers stated that a chain link fence will be placed around protected trees to remove the possibility of accidental removal.

Commissioner Haddad asked if there could be square footage incentives for environmental factors such as solar panels and for clarification regarding a sliding scale for ADU's.

Planning Manager Reimers stated that environmental incentives could be reviewed as an option and that the sliding scale proposed for ADU's is dependent on the square footage of the house and the lot size.

Carl Blum, resident, encouraged the Planning Commission to preserve the integrity of the R-1 Zone by limiting ADU's and maintaining permeability requirements. He stated that he is in favor of spiked wrought iron fencing and is not in favor of the State of California's standard for ADU's and possible additional need for street parking caused by ADU's.

Lucy Liu, resident, asked for clarification regarding Floor Area Ratio (FAR) incentives and side yard setbacks, why succulents are discouraged, and if the City has the right to deny supportive housing. She stated that she is not in favor of mansionization and emphasized that new construction should be compatible with the surrounding area.

Planning Manager Reimers stated that the base FAR is calculated by multiplying the lot size by .35; the owner can receive a maximum FAR of 3,300 square feet then they can receive an additional 700 square feet in incentives. He stated that the community prefers two-story residences; the intent is to have guidelines that would push second stories back to be compatible with surrounding residences and that the allowable development standards for supportive and transitional housing is small scale (3 to 5 beds). Lastly, he stated that succulents are not native to the Los Angeles Basin, therefore they are proposed to be used as accents in landscaping.

Yu-Wen Taylor, resident, spoke in favor of large residences. She asked for clarification regarding the maximum lot coverage.

Planning Manager Reimers stated that the lot coverage includes everything with a roof excluding a garage.

John Emanaelli, resident, stated that he would like impacts of the changes in the environment reviewed.

Jim Clift, resident, stated that he concurs with the comments made by Mr. Blum.

Cecilia Rudar, resident, asked Planning Manager Reimers if a five foot side yard setback from the edge of the driveway is required, why 20 foot wide driveways are required for Flag Lot subdivisions, and commented that garages in the rear yard greatly reduce open space.

Planning Manager Reimers stated that he is working to reduce the driveway width on Flag Lot subdivisions and that a resident could still propose to keep the garage in the front. He then read an email that was submitted for public comment by Reverend David Palmer supportive of rent control. He concluded by reading a list of comments spoken by the public. He encouraged the public to reach him with further comments at planning@templecity.us.

FUTURE AGENDA ITEMS AND REPORTS:

4. Planning Manager's Report

Planning Manager Reimers stated that a workshop for multi-family developments will be discussed at the meeting of June 26, a revised section of the code will be presented in September, and the final zoning code amendments to reflect the General Plan will be completed in 2019. He updated the Commission regarding the upcoming annual budget noting that development impact fees have been included.

5. Comments from Commissioners

Commissioner Haddad – None

Commissioner Lee – Asked Planning Manager Reimers about the policies for mansionization. He stated that he is pleased to see the public engaged with the community.

Planning Manager Reimers stated a residence regardless of square footage has to be compatible with the surrounding residences.

Commissioner O'Leary – Thanked staff for their efforts.

Vice-Chair Cordes – Stated that he is pleased with the received public input.

Chair Marston – Asked Planning Manager Reimers for an update regarding the Temple City Marketplace.

Planning Manager Reimers stated the property owner asked the city for a list of parking consultants.

ADJOURNMENT:

6. Adjourn to the Planning Commission Meeting of June 12, 2018 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission Regular Meeting was adjourned at 9:27 p.m.

Chair

Secretary