CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, February 13, 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, Lee, O'Leary, Vice-Chair Cordes, Chair Marston
  - ABSENT: None
  - ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, Associate Planner Gulick, and Planning Secretary Venters

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT:

Steve Stafford, resident, announced that the homeless have been removed from the railroad and that Union Pacific Railroad intends to repaint the walls.

CONSENT CALENDAR:

1. Planning Commission Meeting of January 23, 2018.

Vice-Chair Cordes made a motion to approve the Consent Calendar. Seconded by Commissioner O'Leary 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 17-1069.** A request for a time extension for Tentative Parcel Map No. 73435, a flag lot subdivision and minor site plan review for new single-family dwellings on each parcel. This project was originally approved by the Planning Commission on January 12, 2016.

   Address: 5424 Temple City Boulevard

   Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 17-1069 subject to the recommended conditions of approval.

   Project Planner: Adam Gulick
   agulick@templecity.us

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

Chair Marston opened the public hearing.

Richard Chung-Mo, applicant, stated that due to previous foreign investment funding the property owner was not able to move forward with the project, however, funding is now available. Stated that the applicant will comply with the conditions of approval.

Steve Stafford, resident, spoke about the flow of water in the neighborhood and potential code enforcement issues at the property.

Chair Marston closed the public hearing.

Commissioner Lee expressed concern regarding delayed funding, dilapidation of the property, and asked if there was a limit in which a tentative map could be extended.

Planning Manager Reimers stated that staff will visit and notify the property owner of any code violations. He added that as long as the findings could be made, a tentative parcel map could be extended as many times as necessary until the final map is recorded.

Vice-Chair Cordes made a motion to approve PL 17-1069, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner Haddad 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

3. **PL 17-1102.** A request for a time extension for Tentative Parcel Map No. 73547, a lot split subdivision and a minor site plan review for new single-family dwellings on each parcel. This project was originally approved by the Planning Commission on January 26, 2016.

   Address: 9632 Lemon Avenue

   Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 17-1102 subject to the 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.

Eric Tsang, property owner, explained to the Planning Commission that the final map would not have been recorded in time for City Council to consider before the expiration date, therefore he was required to submit a time extension request. He stated that he will comply with the conditions of approval.

Chair Marston closed the public hearing.

Commissioner Haddad made a motion to approve PL 17-1102, 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

DISCUSSION ITEMS: NONE

FUTURE AGENDA ITEMS AND REPORTS: NONE

4. Planning Manager's Report

Planning Manager Reimers stated that fewer tentative maps should be brought to the Planning Commission as staff now has the ability to better monitor projects. He announced that the League of California Cities is holding a Planning Commissioners Academy from April 4-6 in Monterey and encouraged the Planning Commission to notify staff if they would like to attend. He updated the Commission that upcoming zoning code amendments pertinent to the Mid-Century General Plan will be discussed during the second Commission meeting of every month concluding with a community meeting and that as of March 8 all owners of Unattended Collection Boxes must come into compliance per City ordinance. Lastly, he announced that no items are scheduled for the Planning Commission meeting of March 13.

5. Comments from Commissioners

Commissioner Haddad – None

Commissioner Lee – Announced that an Arcadia resident has won an Olympic gold medal for ice skating.

Commissioner O'Leary – Spoke about the death of a former Temple City High School coach.

Vice-Chair Cordes – None

Chair Marston – Informed the public of a false rumor that the Planning Commission voted to increase the height of the Terraces of Temple City site from four to six stories and encouraged everyone to attend the Camellia Festival.

ADJOURNMENT:

The Planning Commission Regular Meeting was adjourned at 8:15 p.m.

Chair

Secretary