CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, November 28, 2017, 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, Vice-Chair Cordes, Chair Marston
  - ABSENT: Commissioner – Lee
  - ALSO PRESENT: Planning Manager Reimers, City Attorney Murphy, Associate Planner Liu, Management Analyst Coyne, and Planning Secretary Venters

  Commissioner Haddad moved to excuse Commissioner Lee. Seconded by Vice-Chair Cordes and was approved unanimously by the following votes:

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

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Meeting of November 14, 2017

Vice-Chair Cordes made a motion to approve the Consent Calendar. Seconded by Commissioner Haddad and was approved unanimously by the following votes:

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

NOES: Commissioner – None
ABSENT: Commissioner – Lee

PUBLIC HEARING ITEMS:

2. **PL 17-857** A request for the review and approval of the Tentative Parcel Map No. 74893 for a lot split subdivision and a major site plan review for the construction of two new single-family residences on the proposed parcels.

   Address: 6440 Oak Avenue

   Recommendation: That the Planning Commission adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 17-857 subject to the recommended conditions of approval.

Management Analyst Coyne gave a brief summary of the staff report.

Chair Marston opened the public hearing.

Kamen Lai, project designer, requested that condition 10 be amended to require stucco only on the applicants' side of the wall, as cooperation from neighbors can be difficult. He otherwise concurred with the Conditions of Approval.

Planning Manager Reimers stated that the language on condition 10 be amended to read: "Both sides of all perimeter walls or fences *should* be architecturally treated.", and that it would be the responsibility of the applicant to provide proof that the neighboring property owner wishes to not have their side of the wall treated.

City Attorney Murphy stated that a certified letter would be mailed to verify that the neighboring property owner has received notification if the property owner refuses to have their side of the wall treated.

Resident, Lemon Avenue, spoke against the project as his privacy may be compromised.

Resident, 9422 Lemon Avenue, expressed concern regarding loss of privacy and property value.

Kamen Lai, project designer, stated that he would be willing to provide more trees to screen the property.

Chair Marston closed the public hearing.

Commissioner O'Leary made a motion to approve PL 17-857, with the modification proposed to condition 10 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, O'Leary, Cordes, Marston
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – Lee

3. **PL 17-963** A request for a time extension for Tentative Parcel Map No. 71298, a subdivision consisting of two residential condominium dwellings. The parcel map was originally approved on September 25, 2012.

   Address: 5702 Temple City Boulevard

   Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 17-963 subject to the recommended conditions of approval.

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

Chair Marston opened the public hearing.

Yuan Chi, applicant, Stated that the County of Los Angeles has asked that he get a time extension request, as the plans require resubmission. He concurs with the conditions of approval.

Chair Marston closed the public hearing.

Vice-Chair Cordes made a motion to approve PL 17-963, 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, O'Leary, Cordes, Marston
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – Lee

DISCUSSION ITEMS: NONE

FUTURE AGENDA ITEMS AND REPORTS:

4. **Planning Manager's Report**

Planning Manager Reimers announced that the Mid-Century General Plan, Crossroads Specific Plan, and EIR will be brought to the City Council on December 5. He stated that he plans to use social media, the City's website and email, and letters have been mailed to those who may be affected. He also announced that there will be no Planning Commission Meeting in December. He spoke about the issues that the City has experienced with the enforcement of Airbnb and asked the Commission to gather community input for future discussion. Lastly, he announced the birth of Maxwell Peter Lee, newborn son of Planning Commissioner Lee.

5. **Comments from Commissioners**

Commissioner Haddad – Congratulated Planning Commissioner Lee regarding the birth of his son, Maxwell.

Commissioner Lee – Absent

Commissioner O'Leary – Also congratulated Planning Commissioner Lee regarding the birth of his son, Maxwell.

Vice-Chair Cordes – Wished everyone a Merry Christmas and offered his best wishes to the Lee family.

Chair Marston – Also congratulated Planning Commissioner Lee regarding the birth of his son, Maxwell. She wished everyone Happy Holidays.

ADJOURNMENT:

The Planning Commission Regular Meeting was adjourned at 8:31 p.m.

Chair

Secretary