CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, August 14, 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, Marston, Vice-Chair Lee, Chair O'Leary
  - ABSENT: Cordes
  - ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, Associate Planner Gulick, Associate Planner Liu, and Planning Secretary Venters

    Commissioner Haddad made a motion to excuse Commissioner Cordes for due cause. Seconded by Vice-Chair Lee and unanimously carried.
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT:

Linda Bradle, resident, stated that she is under the impression that two-story residences are not allowable on a flag lot and felt that such developments should be allowable on a case by case basis.

CONSENT CALENDAR:

1. Planning Commission Minutes July 10, 2018

Commissioner Marston made a motion to approve the minutes of July 10, 2018 listed on the Consent Calendar. Seconded by Commissioner Haddad and was approved unanimously by the following votes:

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

ABSENT: Commissioner – Cordes

PUBLIC HEARING ITEMS:

2. **File: PL 17-1012** A Tentative Parcel Map and Major Site Plan Review for a flag lot subdivision and for the construction of a single-family residence on each parcel.

   Address: 5329 Alessandro Avenue

   Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 17-1012 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 O'Leary opened the public hearing.

Eric Tsang, applicant, stated that he has reviewed and will abide by the conditions of approval.

Charles Greninger, resident, stated that he is in favor of single story residences, however he prefers that the existing rear wall would be preserved. He asked if the existing telephone pole will remain intact and asked for clarification regarding damaged fences due to construction.

Planning Manager Reimers stated that he could provide the contact information for the contractor for further information and that any disputes would be considered a civil matter.

Cheryl Alberg, resident, stated that she is not in favor of the project as her privacy may be compromised. She is not in favor of debris that may be created by new construction.

Eric Tsang, applicant, stated that the existing telephone pole will remain intact. The block wall is 15 feet from the rear building, and that the City zoning code encourages privacy to neighboring properties.

Mr. Reimers stated that that City holds the contractor responsible for maintaining a clean area during construction. He stated that the City has policies to ensure the privacy of neighboring residences such as hedges along the property line and balconies only allowable on the front of the property, and minimally sized windows on second story residences.

Chair O'Leary closed the public hearing.

Commissioner Haddad stated that the size of the windows should be discussed.

Vice-Chair Lee asked for clarification regarding why smaller windows would increase privacy.

Commissioner Marston made a motion to approve PL 17-1012, adopt the resolution, and find that the project is categorically exempt, and instruct staff and the applicant to work together to minimize impacts to privacy from the second story windows. Seconded by Commissioner Lee and carried by the following roll call vote:

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

3. **File: PL 17-923** Series 2 Code Amendments of Title 9 (Zoning Regulations), Chapter 1 (Zoning Code).

Address:	Citywide
Recommendation:	Adopt the attached Resolution recommending that the City Council adopt the proposed ordinance.
Project Planner:	Adam Gulick agulick@templecity.us

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

Chair O'Leary opened the public hearing. No one came forward, therefore Chair O'Leary closed the public hearing. He expressed a desire to include within series 2 code amendments an 800 square – foot cap on accessory dwelling units (ADUs).

Planning Manager Reimers stated ADUs could be included in the Series 2 Zoning Code Amendments. He referred to page 12 number 10 regarding existing structures and ADU's. He clarified that the desire of the Commission is to preclude structures built after the date of the state ADU law from taking advantage of the privileges given to existing structures.

Commissioner Haddad asked for clarification regarding open space. Why is the front yard not counted as open space?

Mr. Gulick stated that by code the rear yard is not open space as currently defined

Mr. Reimers stated that generally open space includes active play space therefore the front yard is typically not included.

Commissioner Marston asked for clarification regarding the difference between the words "construction" versus "structure."

Mr. Reimers stated that construction is intended for broader terms whereas structures include only buildings with foundations.

Associate Planner Gulick stated that there is a different definition for an overall height for structure. The Series 2 clarifies the standard that should be used.

City Attorney Thuyen stated that the proposed changes to the Series 2 Zoning Code Amendments could be tabled to a later date.

Commissioner Haddad made a motion to continue this public hearing to September 11, 2018 and the motion was carried by the following vote:

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

DISCUSSION ITEMS: NONE

FUTURE AGENDA ITEMS AND REPORTS:

4. Planning Manager's Report

Planning Manager Reimers stated that on August 28 the Planning Commission will discuss the Sign Code. He stated that his hopes are for a thoughtful and detailed code. He added that the zoning code update will be heard every fourth Tuesday of the month. He announced that the building permits for Temple City Terraces have been approved. He announced that the City has won the California Chapter of the American Planning Association's 2018 Comprehensive Plan Award.

5. Comments from Commissioners

Commissioner Haddad – stated that he volunteered at the City's National Night Out.

Vice Chair Lee – asked what the procedure would be for someone who would like to limit the height of structures on a flag lot.

Mr. Reimers stated that residents can provide input as the City is currently revising the zoning code in its entirety.

Commissioner O'Leary – thanked staff for their hard work and earning the award that they received from APA.
Vice-Chair Cordes – Absent
Chair Marston – stated that she enjoys the concert in the park series.

ADJOURNMENT:

6. Adjourn to the Planning Commission Meeting of August 28, 2018 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission Regular Meeting was adjourned at 8:26 p.m.

Chair

Sandra Scott
Secretary