CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, August 28, 2018, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

- **Call to Order**
- **Roll Call:**
  - PRESENT: Cordes, Haddad, Marston, Vice-Chair Lee, Chair O'Leary
  - ABSENT: None
  - ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, Interim Planning Secretary Scott and Parks and Recreation Secretary Venters
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of August 14, 2018

Commissioner Haddad made a motion to approve the minutes of August 14, 2018 listed on the Consent Calendar. Seconded by Commissioner Marston and was approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

2. **PL 18-1198.** The City is updating the Zoning Code to conform to the newly adopted Mid-Century General Plan. This workshop will focus on sign regulations.

   Files: Staff Report and Attachments 1 and 2
   Attachment 3 – Draft Sign Code

   Zones: All

   Recommendation:
   1. Receive staff's presentation
   2. Ask questions of staff
   3. Take public comment
   4. Provide direction to staff on amendments to the Sign Code

   Project Planner: Scott Reimers, Planning Manager
   sreimers@templecity.us

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

Chair O'Leary opened the public hearing.

John Emannelli stated that he has lived in the city for 50 years, has built signs for many businesses and signs are necessary for businesses to succeed. We need successful businesses in Temple City. We need to have a good ordinance. He has seen many changes and wants to know if there is a differentiation between businesses with multi-language signs?

Lucy Liou stated that the first impression you make as a business is with your sign. She asked about the seven-foot clearance for sidewalks. She asked if real estate signs are part of this ordinance. She dislikes real estate signs, because they never get removed. They are normally placed on the weekends and feels strongly that the City should regulate them once the ordinance passes.

Jim Clift expressed his opinion about the opening examples of Anaheim showing all the signs competing for attention. He agreed with Commissioner Marston about the proposed monument sign height being built too low. He asked if the City can regulate fonts on signs.

Michelle Ritter expressed her concern regarding signs on telephone poles.

Jerry Jambazian spoke in favor of the proposed sign ordinance. He provided a history of the existing sign. He is proud of his sign because it has sentimental value. He also asked if real estate signs can be placed in the right of way. There is a need to have regulations for real estate signs to be taken down as soon as the sale is over. He asked if sandwich board signs would be regulated by the sign code. There has to be some regulations when businesses have closed so they have to take down their sign.

He believes that businesses should keep the inside of their stores lit at night as it will help prevent burglaries.

Planning Manager Reimers stated that sandwich boards will be allowed in the ordinance.

Commissioner Haddad asked if there is a maximum brightness for electronic changeable copy signs.

Planning Manager Reimers responded that flashing and scrolling are not allowed on an electronic changeable copy sign. They cannot be changed any sooner than five seconds. The brightness of the sign has to change as the ambient light changes.

Commissioner Marston stated that monument signs are not practical if the sign is too low and there are multiple signs. It should be reviewed on a case by case basis.

Planning Manager Reimers stated that in some cases it is better to have lower monument signs, rather than pole signs that are blocked by trees.

Commissioner Cordes questioned what happens with existing non-conforming signs. He also asked about sunset provisions.

Commissioner Marston asked if the "Hat" is an iconic sign.

Planning Manager Reimers stated that the Crossroads Specific Plan was written to meet the needs of the The Hat.

Commissioner Marston asked if the code only apply to new signs.

Planning Manager Reimers stated that an existing sign could be continued if the sign is in good condition and is not structurally changed.

Commissioner Cordes asked how sunset provisions is being addressed.

Planning Manager Reimers provided the code section and read all its major provisions.

Vice-Chair Lee asked if placing yard sale signs on top of cars is allowed.

Planning Manager Reimers said that the sign code does not address posting yard sales signs on vehicles.

Chair O'Leary closed the public hearing.

Planning Manager Reimers stated that he will talk to public works staff regarding the vertical clearance for awning signs. He highlighted some of the regulations for real estate signs in the proposed ordinance. He told the public that signs have to be removed within 30 days of the business closing.

When someone asks about applying for a sign permit a copy of the sign ordinance is sent to them. The City is trying to eliminate clutter improve the quality of new signs and allow for more pedestrian oriented signs.

Attorney Thuyen, stated that the City cannot legally regulate the content of signs.

Jerry Jambazian asked if a business changes its sign can they leave the pole up until the sign is changed and will pole signs be required to be removed if abandoned for a certain amount of time. Would the façade improvement program be budgeted again?

Planning Manager Reimers said under some circumstances when people have an old sign it is required to be removed. The facade improvement program was paid for by the Community Development Block Grant program, which is currently focused on improving substandard residences.

Commissioner Cordes asked how the City will educate the public after the ordinance is approved.

Planning Manager Reimers stated that the new code will be sent to a list of the City's most common sign contractors.

Vice-Chair Lee asked what the vision is for signs along Las Tunas Drive.

Planning Manager Reimers said the city is trying to eliminate clutter, improve the quality of signs, and allow pedestrian oriented signs.

Commissioner Marston, expressed concern regarding temporary, real estate, and political signs.

FUTURE AGENDA ITEMS AND REPORTS:

4. **Planning Manager's Report**

   Planning Manager Reimers stated that he met with owners of Temple City Marketplace (the northwest corner of Las Tunas Drive and Rosemead Boulevard) regarding the parking issues that will be discussed at the Commission's meeting on September 11. The parking consultants will present their scope of work for the parking study. After that, they will begin data collection. Mr. Reimers asked the Commission to consider whether they want the consultant to wait until two vacancies in the shopping center are filled, or perform the parking counts directly after its September 11 meeting. Mr. Reimers thanked the public for attending the workshop on the Sign Code. He reminded them that there would be a meeting on the Zoning Code Administration on September 25 and then a revised Zoning Code would be presented in the fall or winter.

5. **Comments from Commissioners**

   Commissioner Haddad –
   Commissioner Lee – announced Fitzjohn Jewelers is closing.

Commissioner O'Leary –
Vice-Chair Cordes – None
Chair Marston – Will miss September 11, prefers not to delay

ADJOURNMENT:

6. Adjourn to the Planning Commission Meeting of September 11, 2018 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission Regular Meeting was adjourned at 8:40 pm.

Chair

Sandra Scott

Secretary