CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

PLANNING COMMISSION, REGULAR MEETING
Tuesday, June 26, 2018, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

PROCEDURE TO ADDRESS THE PLANNING COMMISSION:

If you wish to address the Planning Commission, please complete a Speaker Request Form, indicating the agenda item number and submit it to the Planning Secretary. There will be a maximum 20-minute period for comments on any subject with a 3-minute time limit on each speaker, unless waived by the Planning Commission. You have the opportunity to address the Planning Commission at the following times:

***AGENDA ITEM** - at the time the Planning Commission considers the agenda item.*

***NON-AGENDA ITEM** - at the time for PUBLIC COMMENTS. Please note that while the Planning Commission values your comments, pursuant to the Brown Act, the Planning Commission cannot take action on any item not listed on the agenda.*

The listing of any item on the agenda includes the authority of the Planning Commission to take action on such item and to approve, disapprove, or give direction on any item.

OPENING MATTERS:

- **Call to Order**
- **Roll Call:**
  - PRESENT: Lee, O'Leary, Chair Marston
  - ABSENT: Haddad, Vice-Chair Cordes
  - ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, Associate Planner Liu, Mark Teague, PlaceWorks, and Planning Secretary Venters

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

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Meeting of June 12, 2018.

Commissioner O'Leary made a motion to approve the minutes of June 12, 2018 listed on the Consent Calendar. Seconded by Chair Marston and was approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

2. **PL 18-1325.** A request for time extension for Tentative Parcel Map No. 73888 and the associated minor site plan review. The tentative parcel map and the minor site plan review were approved in 2016 for a lot split subdivision and for the improvement of a new single family residence on each lot.

Address:	5924 Reno Avenue
Recommendation:	That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 18-1325 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.

John Wong, project engineer, stated that the purpose for the time extension request is to allow debt on the Trust Deed to be removed from the title so the property owner could move forward with the project.

Chair Marston closed the public hearing.

Commissioner Lee made a motion to approve PL 18-1325, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner O'Leary and carried by the following roll call vote:

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

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-2 and R-3 Multi-Family Zones.

   Zone: Medium and High 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 Medium and High Density (R-2 and R-3) Zones

   Project Planner: Scott Reimers
   sreimers@templecity.us

Mark Teague, PlaceWorks, provided a PowerPoint presentation explaining the proposed R-2 Multi-Family Zone concepts.

Chair Marston asked Planning Manager Reimers why larger condominium units are allowable whereas smaller condominium developments are not.

Planning Manager Reimers stated that two unit condominium developments typically do not work because more units are needed to make the home owners association effective.

Michelle Ritter, resident, asked for clarification regarding the R-2 zone density requirements.

Mark Teague, Placeworks, stated that the maximum density for the R-2 zone is 12 units per acre. He asked the Commission if there were further questions or comments regarding the R-2 Multi-Family Zone concepts. The Commission and public had none, therefore he continued to provide the PowerPoint presentation explaining the proposed R-3 Multi-Family Zone concepts.

Chair Marston asked for clarification regarding low income housing incentives and landscaping.

Planning Manager Reimers stated that the city is required to include incentives for low income housing in the zoning code, however it is not required and that yards are likely to be a combination of hardscape, greenery, and patio area.

Commissioner Lee asked Mr. Teague if satellite and dish antennas are proposed to be prohibited, how garbage is treated in multi-family developments, and how parking standards apply.

Mark Teague, Placeworks, stated that satellite antennas would need to be screened; it is difficult to enforce small dish antennas as they do not require building permits, a common garbage bin would exist in multi-family developments, and that each unit will be required to have two parking spaces with two guest spaces per unit.

Lucy Liu, resident, asked Planning Manager Reimers for clarification regarding setback requirements in the R-2 zone, ADU's in the R-3 zone, and driveway requirements for duplexes and multi-family residences.

Planning Manager Reimers stated that the setbacks for multi-story units are calculated on an average, that ADU's are not allowable in multi-family developments, and that reduced parking would not necessarily trigger street parking.

Pastor David Palmer, First Methodist Church of Temple City, asked for clarification regarding converting a portion of the R-2 zone to R-1 near the west side of Oak Avenue, south of Longden Avenue. He stated that the community is concerned about the increased cost of housing.

Planning Manager Reimers stated that he will investigate the area in question to see if it was changed purposefully or inadvertently.

Commissioner Lee requested that overnight parking codes could be agendized for discussion.

Planning Manager Reimers stated that a discussion regarding parking could be agendized at a future Commission Meeting. He encouraged the public to speak with their fellow community members regarding the zoning code workshops that are currently taking place and to email comments to planning@templecity.us. He stated that the next workshop will take place in August.

FUTURE AGENDA ITEMS AND REPORTS:

4. **Planning Manager's Report**

   None

5. **Comments from Commissioners**

   Commissioner Haddad – Absent

   Commissioner Lee – Thanked the public for attending the workshops and Planning Commission meetings and thanked the PlaceWorks for a thorough PowerPoint presentation.

Commissioner O'Leary – Echoed the comments made by Commissioner Lee.

Vice-Chair Cordes – Absent

Chair Marston – Echoed the comments made by Commissioner Lee.

ADJOURNMENT:

6. Adjourn to the Planning Commission Meeting of July 10, 2018 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission Regular Meeting was adjourned at 8:54 p.m.

Chair

Secretary