CITY OF TEMPLE CITY

# PLANNING COMMISSION MINUTES

**REGULAR MEETING**
Tuesday, September 11, 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, Vice-Chair Lee, Chair O'Leary
  - ABSENT: Marston
  - ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, Associate Planner Gulick and Interim Planning Secretary Scott
- **Pledge of Allegiance**

## ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

## CONSENT CALENDAR:

**1.** Planning Commission Minutes of August 28, 2018.

Commissioner Lee made a motion to approve the minutes of August 28, 2018 listed on the Consent Calendar with changes requested to modify the term amortization to sunset provisions. Seconded by Commissioner Cordes and was approved unanimously by the following votes:

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

Commissioner Haddad moved to excuse Commissioner Marston's absence.

## PUBLIC HEARING ITEMS:

**2. PL 18-1297.** Parking Analysis at Temple City Marketplace.

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|---|---|
| Address: | Temple City Marketplace (Northwest corner of Rosemead Boulevard and Las Tunas Drive: 8847 & 8905 Las Tunas Drive; 8913 Elm Avenue; and 5701-5827 Rosemead Boulevard) |
| Recommendation: | That the Planning Commission receive the speakers' presentation and provide input. |
| Project Planner: | Scott Reimers, Planning Manager<br>sreimers@templecity.us |

Steven Lew, representing the Temple City MarketPlace, stated that this item is a follow up to the item discussed on May 9. The owner has hired IBI Group to prepare a parking study to come up with suggestions to alleviate parking.

Mike Arizabal, IBI Group, gave a presentation highlighting his and IBI Group's experience. He summarized the four steps that would be followed in preparing the parking study.

Commissioner Cordes asked what the timeframe would be for completion.

Mike Arizabal, IBI Group, stated that they intend to complete the study in November and present their findings at the December 11 Planning Commission meeting.

Commissioner Haddad asked if they will look at what is happening in other cities and see how ridesharing services and food drop off and pick up services are affecting parking.

Mike Arizabal IBI Group, said they would look at those issues.

Vice-Chair Lee, asked how many weekdays they would be performing counts.

Mike Arizabal IBI Group, responded that they would choose one weekday, such as a Tuesday, Wednesday, or Thursday. On the weekend they would look at parking from 10:00 a.m. to 2:00 p.m. and 6:00 p.m. to 10:00 p.m.

Vice-Chair Lee asked if they would be looking at the impact of seasonal differences and how they would build in assumptions about future tenants.

Mike Arizabal IBI Group, said they will look at the tenant mix today and will create a shared parking model at two and five years out, which will help estimate parking impacts in the future. They will look at fluctuations in the tenant mix, as well.

Chair O'Leary opened the matter to public comment.

Steve Stafford, resident, stated that parking is hard at the site and highlighted the role that Chase Bank plays in creating traffic and parking problems.

**3. PL 17-923.** Series 2 Code Amendments 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, Associate Planner
agulick@templecity.us

Associate Planner, Gulick gave a presentation of the changes included in the Series 2 Code Amendments

Commissioner O'leary opened the public hearing.

Commissioner O'leary asked if the Ordinance addresses construction without a permit.

Jim Cliff, resident, expressed support for the changes.

Jerry Jambazian, business owner, expressed support for adding a statement that structures without a building permit are required to comply with current development standards.

Associate Planner Gulick, read section 8 item 10 from the ordinance "The existing side and rear yard setback may be maintained for an existing garage or other permitted existing accessory built prior to January 1, 2017, that is converted to an accessory dwelling unit. Accessory structures and additions constructed without building permits are required to comply with the current development standards"

Commissioner Haddad made a motion to close public comments. Seconded by Commissioner Cordes.

Commissioner Haddad made a motion to approve PL 17-923 and adopt the attached resolution recommending that the City Council adopted the proposed ordinance. Seconded by Commissioner Cordes and was approved unanimously by the following votes:

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

## FUTURE AGENDA ITEMS AND REPORTS:

4. **Planning Manager's Report**

   Planning Manager Reimers mentioned that the Series 2 Code Amendments have been scheduled to go to council on October 2, 2018.

5. **Comments from Commissioners**

   Commissioner Cordes – None
   Commisioner Haddad – None
   Commisioner Marston – Absent
   Vice Chair Lee – None
   Chair O'Leary – None

## ADJOURNMENT:

6. Adjourn to the Planning Commission Meeting of September 25, 2018 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission Regular Meeting was adjourned at 7:59 pm.

Chair

Secretary