CITY OF TEMPLE CITY

# PLANNING COMMISSION MINUTES

**REGULAR MEETING**
Tuesday, November 13, 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, Chair O'leary
  - ABSENT: Vice-Chair Lee
  - ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, Associate Planner Liu and Planning Secretary Scott
- **Pledge of Allegiance**
  - Commissioner Cordes made a motion to excuse Vice-Chair Lee for due cause. Seconded by Commissioner Marston and unanimously carried.

## ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

## CONSENT CALENDAR:

**1.** Planning Commission Meeting of October 23, 2018.

Commissioner Marston made a motion to approve the minutes of October 23, 2018 listed on the Consent Calendar. Seconded by Commissioner Cordes and was approved unanimously by the following votes:

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

**PUBLIC HEARING ITEMS:**

2. **File: PL 18-1441** A request for a Zone Variance and Zoning Clearance for the construction of a single-story residential addition. The applicant requests that the City allow two variances for the project: a front yard of 10 feet instead of the 20 feet required by code, and a one-car garage instead of the two-car garage required by code.

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|---|---|
| Address: | 8829 Elm Avenue |
| Recommendation: | Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 18-1441 with recommended conditions of approval for the project. |
| Project Planner: | Hesty Liu, AICP, Associate Planner<br>hliu@templecity.us |

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

Commissioner Marston asked for clarification of the enclosed carport whether it is going to be removed.

Associate Planner Liu stated that carport would be removed entirely.

Commissioner Cordes asked for clarification on the "L" shape easement access and traditional front yard view.

Associate Planner Liu stated that the easement was the only access. The front yard would be invisible from the street.

Chair O'leary asked about the front porch design.

Associate Planner Liu stated that the revised elevation was not included in the presentation, but staff had included a condition of approval to address the issue with the front porch design.

Jao Teng, applicant, stated that they want to expand and make the property nicer. The property does not have a garage. He requested to build a 1-car garage and asked the commission to approve his project.

Rumin Xu, resident, said that she is not in favor of the project due to the property being very small and there is no room to expand.

Wanpian Vince Zhou, resident, expressed concern with regards to converting a carport into a 1-car garage and construction materials being stored in front of his property. He asked if it can be put inside the applicant's property.

Jao Teng stated that the standard for the rear yard is up to code.

Planning Manager Reimers stated that construction materials are to be stored on the applicant's property, construction timing would depend on the applicant and how fast they want to move with the project. It could take up to three months. The proposal to extend to the north does meet the zoning standards. The project will provide double-pane windows to help with noise level.

Associate Planner Liu stated that it is impossible to build a regular two-car garage, because the space was too small and it would impact the neighboring properties.

Commissioner Cordes stated that construction permits would be good for 180 days.

Jao Teng agreed to abide by conditions of approval.

Commissioner Haddad moved to close public comments and it was seconded by Commissioner Marston.

Commissioner Marston found no problems to make the findings.

Commissioner Haddad agreed with City staff.

Commissioner Cordes agreed with the project.

Chair O'leary was in favor of the project.

Commissioner Haddad made a motion to approve file PL 18-1441, and adopt the attached Resolution finding that the project is exempt from CEQA. Seconded by Commissioner Marston and carried by the following roll call vote:

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

**DISCUSSION ITEMS: NONE**

## FUTURE AGENDA ITEMS AND REPORTS:

3. **Planning Manager's Report**

Planning Manager Reimers stated that the meeting of November 27 has been cancelled and the commission will be back to work on Tuesday, December 11, 2018. We will be discussing the Zoning Code update and comments that were received. He encouraged residents to attend and give their input.

4. **Comments from Commissioners**

Commissioner Cordes – None

Commissioner Haddad – Thanked Veteran's for their service.

Commissioner Marston – Enjoyed the holiday.

Vice-Chair Lee – Absent

Chair O'leary – Wished everyone Happy Thanksgiving.

## ADJOURNMENT:

5. Adjourn to the Planning Commission Meeting of December 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 8:10 p.m.

Chair

Secretary