CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

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

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Meeting of November 13, 2018.

Commissioner Haddad made a motion to approve the minutes of November 13, 2018 listed on the Consent Calendar. Seconded by Commissioner Marston and was approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

2. **File: PL 18-1466** A conditional use permit for the establishment of a recycling facility in the parking lot of the ValuMart shopping center. The facility will consists of an enclosed area of 441 square feet with a recycling container, a sorting area, and a trash/storage area. The hours of operation will be from 8:00 a.m. to 5:00 p.m. Monday through Saturday. The facility will close on Sundays.

   Address: 6340 Rosemead Boulevard

   Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 18-1466 subject to the recommended conditions of approval.

   Project Planner: Hesty Liu, AICP, Associate Planner
   hliu@templecity.us

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

Commissioner Marston mentioned that the recycling center at Ralphs's had issues with people queuing and litter. This site is very busy with fireworks sales and Christmas tree sales.

Commissioner Lee asked for the hours of operation, if a survey was done, and if there will be someone managing the line.

Chair O'Leary opened the public hearing.

The applicant's representative, Carlos Alvarez, spoke and said that he would agree to the proposed conditions of approval. However, he noted that he has no control over the parking lot sweeper as that is the property owner's vendor.

Planning Manager Reimers suggested that condition five could be modified to read "parking lot sweeping by the applicant shall not start before 7:30 am."

Commissioner Lee asked if there will be hazardous materials.

Mr. Lopez said there will not be. They will open from 9:00 am to 5:00 pm, Monday through Saturday. They usually close up at 4:30 pm and spend the last 30 minutes cleaning up.

Commissioner Haddad asked the applicant how many facilities he owns.

Mr. Lopez stated that they have operated 10 facilities for 5 years.

Chair O'Leary asked if they will redeem at Valumart and if they have problems with having cash on site.

Mr. Lopez said they will pay by cash onsite and that they should not have any trouble at this location.

Commissioner Marston asked if a location farther away from the entrance of the parking lot would be better and asked the applicant how they chose this location. She asked for the number of staff working.

Mr. Lopez said this place was zoned as not served since there are no other recyclers in the area. There will be staff directing traffic. They will start with one employee. If help is needed then they will increase to two.

Thomas Pugel, resident, stated that a lot of people did not receive the notice. The recycling center has been in operation for quite a while. They are presently operating behind the ValuMart. Having the recycling center by the Valumart will cause problems. The recycling area is very noisy. They play loud music. The workers are loud. There will be traffic issues. He also said that it is very narrow and noisy. He suggested to move it to a different location.

Rongbin Zhong, resident, stated his concern for noise and opposed working on Sundays.

Tommy Tang, resident, expressed his concern that there will be traffic issues and stated that Longden is busy already.

Lucy Liou, resident, asked the Commission not to allow another recycling facility. The one at Ralph's attracts homeless people. She is concerned about public safety. She also asked to consider noise, giving people cash, and requested to investigate this business and his other businesses. The recycling center here will decrease parking and there will be competition for the Christmas tree lots and pumpkin patches. It will take up more parking and cause more congestion.

Mr. Lopez stated that there are all types of people who will use the facility. This will not be a center for homeless people. He would cooperate if the city wants to check his record at other locations.

Commissioner Marston asked why the applicant is currently operating the business now.

Mr. Lopez stated that after they applied with the State of California, they were required to accept bottles and cans from the supermarket. It is not fully operational.

Planning Manager Reimers said that by code they are not allowed to operate without a conditional use permit.

City Attorney Thuyen said that the purpose of this item is to bring them into compliance.

Commissioner Haddad moved to close public comment and seconded by Commissioner Marston. Planning Manager stated that staff worked to find the best location to help reduce the amount of sound pollution. There are conditions of approval regarding operation that they cannot take household waste, electronic waste, and hazardous materials. Containers must be durable, rust free,

and waterproof. They will need to store all materials in containers. They cannot leave materials outside. The mobile facilities have to be swept at the end of the day. Condition seven states that they have to work behind a fenced area. There has to be a dumpster, too. In regards to security it is not necessary at this time. The notices were sent to property owners within a 500-foot radius; the state requires a 300-foot radius. The notices were sent out 10 days before the meeting.

Commissioner Haddad stated that he is concerned with security onsite. It might be a nuisance in terms of noise. He never had trouble with the one near the Ralph's. Moving this to the center would alleviate the noise issues. They have experience running these facilities before. He can make the findings.

Commissioner Marston expressed that Athens provides the service of separating bottles, but it would be a good idea for young people to recycle to save money. She stated that she does not like people operating without a permit. She said if it causes a problem, the Commission can call the CUP back for review.

Commissioner Lee stated that the notices to resident were given. It's evident that the notices were sent out since people attended the meeting. This application would move the facility further away and reduce noise. He does not foresee a huge increase in traffic.

Chair O'Leary stated he was not in favor of the application. He is concerned about the noise.

Planning Manager Reimers stated that the current location is not the approved location. The staff recommended location is a better area because it is not going to be as noisy. The code does not require to provide parking. He also mentioned the notification to residents was sent.

Associate Planner Liu stated that the hours of operation are from 9:00 am-5:00 pm, Monday through Saturday. The facility must close on Sundays. Any changes to this schedule is subject to a modification of the CUP. Parking lot sweeping by the applicant must not start until 7:30 am each morning and playing music is prohibited.

Commissioner Haddad stated that he was not happy that they operated without a permit and how noisy it is.

Commissioner Haddad made a motion to approve file PL 18-1466, and adopt the attached Resolution finding that the project is exempt from CEQA. Seconded by Commissioner Marston and carried by the following roll vote:

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

3. **File: PL 18-1198** Zoning Code Update. The Commission will review all of the comments received and the subsequent revisions.

Address:	Citywide
Recommendation:	1. Receive staff's presentation 2. Ask questions of staff 3. Take public comment Provide direction to staff regarding amendments to the zoning code
Project Planner:	Scott Reimers, Planning Manager sreimers@templecity.us

Project Manager Scott Reimers gave a brief summary of the staff report.

Chair O'Leary opened public comments.

Ken Do, resident, stated that he is planning to purchase a property at the address of 5927-5928 Primrose. It is zoned R-3, but was told by the planning staff that he has a minimum density requirement to provide five units. However, there is an Oak tree onsite he wants to keep.

Project Planner Reimers explained that the proposed Code would do away with the minimum density requirement and suggested that Mr. Do meet with staff during regular business hours.

Deirdre McCollister, representing an applicant who owns properties on Las Tunas Drive is proposing a mixed-use building and he owns properties on Lyledale. She expressed support for changing the properties on Lyledale Street to R-3.

Lucy Liou, resident, thanked staff for the zoning code process and for the changes that are proposed.

Project Manager Reimer asked if there were any residents that reside on Oak to speak in regards to driveway gates.

Xiangning Luo, from the Oakview Villas Homeowners Association, asked the Commission to relax its regulations on driveway gates.

The Commission reviewed the issues involved with the driveway gates that block guest parking and recommended that the draft Zoning Code remove this requirement.

Chair O'Leary closed public comments.

DISCUSSION ITEMS: NONE

FUTURE AGENDA ITEMS AND REPORTS:

3. **Planning Manager's Report**

Planning Manager asked residents to follow along on the Zoning Code update by e-mailing any comments or concerns to planning@templecity.us or visit MakeTCHappen.com. He mentioned a resident that is concerned about the R-1 zone update and summarized the person's comments. The Temple City Marketplace study will not be ready until January. He also stated that the City hired a new code enforcement officer. Her name is Evelin Martinez. The City Manager's newsletter has an article regarding a new street name, Saunders Circle. It was named after the woman who came up with the slogan "Home of Camellias." The Series 2 Code Amendments has been pushed to the January 15, 2019 City Council meeting.

4. **Comments from Commissioners**

Commissioner Cordes – Absent

Commissioner Haddad – Attended Lights on Temple City.

Commissioner Marston – Asked about the status of Camellia Square, the Temple City Terraces, and the City's Primrose parking lot.

Vice-Chair Lee – Thanked staff for their hard work.

Chair O'Leary – Thanked staff and wished everyone Merry Christmas.

ADJOURNMENT:

5. Adjourn to the Planning Commission Meeting of January 8, 2019 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission Regular Meeting was adjourned at 9:31 p.m.

Chair

Secretary