CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, March 26, 2019, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

- **Call to Order**

- **Roll Call:**
  - PRESENT: Marston, Vice-Chair Lee, Chair O'Leary
  - ABSENT: Cordes and Haddad
  - ALSO PRESENT: Community Development Director Forbes, City Attorney Burrows, Management Analyst Coyne, Associate Planner Liu, and Planning Secretary Scott.

- **Pledge of Allegiance**

- Commissioner Lee a made a motion to excuse Commissioner Cordes and Haddad for due cause. Commissioner Marston seconded that motion. The motion was unanimously approved.

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of March 12, 2019.

Commissioner Lee made a motion to approve the minutes of March 12, 2019 listed on the Consent Calendar. Commissioner Marston seconded the motion. The motion was approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

2. **PL 18-1630** A request for a zone variance and minor site plan review for the construction of a two-story, single-family residence. The applicant requests that the City allow a variance from the required 15-foot rear yard setback due to an irregularly-shaped lot.

   Address: 9546 Wendon Street

   Recommendation: Adopt the attached resolution denying the request for a zone variance, while approving the minor site plan review for File 18-1630 with recommended conditions of approval for the project.

   Project Planner: Andrew Coyne, Management Analyst
   acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Chair O'Leary opened the public hearing.

Carlos Tropea, applicant, spoke in favor of approval.

Commissioner Lee asked if the house could be moved forward.

Chair O'Leary asked the applicant to consider reducing the three-car garage.

Evelyn Walpos, neighbor, stated that she is in favor of project.

Jack Son, neighbor, said he is aware that his neighbor will build a house.

Lauryl Ann McGrath, neighbor, stated that she is in favor of the project.

Planning Director Forbes reminded the Commission that there are specific findings that need to be made to approve the variance.

Attorney Burrows said that in order to act on this variance, there has to be at least three unanimous votes either approving or denying the application.

Chair O'Leary closed the public hearing.

Commissioner Marston made a motion to continue file PL 18-1630 to the next meeting of April 9, 2019. Commissioner Lee seconded the motion. The motion carried by the following roll call vote:

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

3. **PL 19-1705** Zoning Text Amendment to Limit the Height of Buildings on the Front Lot of Flag and Tiered Lot Subdivisions.

Address:	Citywide
Recommendation:	Adopt the attached resolution recommending that the City Council adopt the proposed ordinance.
Project Planner:	Hesty Liu, Associate Planner hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Vice-Chair Lee had questions related to property rights and the City Council's goal of creating variation in neighborhoods.

Planning Director Forbes spoke about the history of downzoning and flag lot subdivisions.

Chair O'Leary stated that the existing Code should be maintained.

Commissioner Marston stated there is a conflict between the City Council's goal of creating or continuing variation in building heights and the desire to preserve property values.

Chair O'Leary opened the public hearing. No members of the public came forward to speak. The public hearing was closed.

Commissioner Lee made a motion to recommend that the City Council maintain the existing development standards for the front lot of flag subdivisions. Commissioner Marston seconded the motion. The motion carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

4. **Planning Manager's Report**

   None

5. **Comments from Commissioners**

   Commissioner Cordes – Absent
   Commissioner Haddad – Absent
   Commissioner Marston – Congratulated the Temple High School Musical for the play Mary Poppins.
   Vice-Chair Lee – Thanked staff for their work.
   Chair O'Leary – Thanked staff for their work.

ADJOURNMENT:

6. Adjourn to the Planning Commission Meeting of April 9, 2019 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission was adjourned at 9:08 pm.

Chair

Secretary