CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, April 9, 2019, 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, Vice-Chair Lee, Chair O'Leary
  - ABSENT:
  - ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, Management Analyst Coyne, and Planning Secretary Scott.
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of March 26, 2019.
2. PL 19-1705 Zoning Text Amendment to Limit the Height of Buildings on the Front Lot of Flag and Tiered Lot Subdivisions.

Commissioner Lee made a motion to approve the items on the Consent Calendar. Commissioner Marston seconded the motion. The motion was approved by the following votes:

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

PUBLIC HEARING ITEMS:

3. **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 reviewed the previous presentation of March 26, 2019.

Commissioners Haddad and Cordes stated that they heard the audio of March 26, 2019.

Commissioner Haddad gave a brief explanation of what he heard on the audio and asked if the public hearing could be opened again since he was not present. He asked staff for the parking regulations on the street.

Commissioner Cordes also gave a brief summary of the audio and stated that he went to the location to observe parking restrictions.

Commissioner Lee stated that he lives close to a school where parking is an issue, but he has a special resident permit to be able to park during school hours.

Planning Manager Reimers provided the parking restriction information, which is no stopping from 7:30-8:45 a.m. and 2:00 p.m. to 3:15 p.m. during school hours.

Chair O'Leary re-opened the public Hearing.

Carlos Tropea, property owner, gave his statement on why his request needs to be approved.

Sharene Cruse, neighbor, stated that there is a problem with parking and is in favor of the project.

Laurel McGraff, neighbor, stated that there is an issue with parking and is in support of project.

Carlos Tropea, property owner, thanked his neighbors for their support and also stated that there is an issue with parking.

Commissioner Haddad made a motion to close public comment. Seconded by Commissioner Marston. The motion was approved.

Commissioner Haddad suggested options for the property owner to park his work vehicle and said the Commission cannot approve the variance based on convenience.

Commissioner Cordes stated that it is a very hard decision to make and the City needs to be fair to everyone.

Commissioner Lee asked Planning Manager Reimers if they can widen the driveway so there is more parking. He asked if the Commission has granted variances for front yard setbacks.

Planning Manager Reimers said that the driveway can fit four vehicles.

Commissioner Marston stated that we need to consider all the factors and she sympathized with the applicant's circumstances. She is in favor of the variance.

Commissioner Cordes did not agree with the variance and asked the applicant to make the changes and come back.

Commissioner Lee said that he understands the parking situation, but does not agree on approving a variance based on the facts presented.

Chair O'Leary said that the property owner has options to work with staff so that the project can meet all the city code requirements. It may require a compromise on the property owner's part.

City Attorney, Thuyen emphasized that in order to approve the resolution they will need to have three affirmative votes to make a decision.

Commissioner Haddad made a motion to approve the resolution attached to the staff report for file PL 18-1630, to deny the variance request and remove section four of the resolution. Seconded by Commissioner Lee. The motion carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

4. Planning Manager's Report

Planning Manager Reimers announced that the Zoning Code Update will be brought back to the Planning Commission on May 14, 2019. At the next scheduled meeting on April 23, 2019, staff will be presenting a Planet Fitness Gym that plans to operate 24 hours a day. The ordinance regulating the height of buildings on front lots will go to the City Council on May 21, 2019. The mixed use development project across from Denny's restaurant will probably be presented in May for a Director's Hearing. He wished a happy birthday to Chair O'Leary.

5. Comments from Commissioners

Commissioner Cordes – Enjoyed his vacation with to South America with the road scholars group.
Commissioner Haddad – Wished happy birthday to Chair O'Leary and said happy belated birthday to Commissioner Lee.
Commissioner Marston – Enjoyed her vacation in Lake Tahoe.
Vice-Chair Lee – Going on vacation.
Chair O'Leary – Thanked staff for the birthday card.

ADJOURNMENT:

6. Adjourn to the Planning Commission Meeting of April 23, 2019 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission was adjourned at 8:50 pm.

Tom O'L

Chair

Sandra Scott

Secretary