CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, May 28, 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: None
  - ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, Associate Planner Gulick, and Planning Secretary Scott.
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of April 23, 2019.

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

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

PUBLIC HEARING ITEMS:

2. **PL 17-1098** A tentative parcel map and major site plan review for a flag lot subdivision and for the construction of a single-family house on the front lot.

Address:	10558 Olive Street
Recommendation:	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 17-1098 subject to the recommended conditions of approval.
Project Planner:	Adam Gulick, Associate Planner agulick@templecity.us

Associate Planner Gulick gave a brief presentation.

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

Forrest Tsao, applicant, agreed with all of the conditions of approval.

Commissioner Marston made a motion to approve file PL 17-1098, and adopt the attached Resolution finding that the project is exempt from CEQA. Seconded by Commissioner Haddad and carried by the following roll call vote:

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

3. **PL 18-1281** A tentative parcel map and major site plan review for a flag lot subdivision and for the construction of a single-family house on each parcel and an accessory dwelling unit on the rear parcel.

Address:	8630 Hermosa Drive
Recommendation:	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 18-1281 subject to the recommended conditions of approval.
Project Planner:	Adam Gulick, Associate Planner agulick@templecity.us

Associate Planner Gulick gave a brief presentation.

Vice-Chair Lee opened the public hearing.

Kamen Lai, applicant, agreed with all conditions of approval, however, he asked the Planning Commission to allow the removal of four trees and replace with other trees.

Commissioner Haddad asked City staff if the City has a tree protection ordinance.

Planning Manager Reimers stated the City does not have a code that protects private trees.

Commissioner Haddad moved to close public comments. Seconded by Commissioner Marston.

Vice-Chair Lee asked City Staff for a recommendation on making a decision.

Planning Manager Reimers said that the commission may approve the removal of the trees and require replacement at an appropriate ratio as set by the Planning Manager.

Vice-Chair Lee re-opened the public hearing.

Aileen Lee, resident wanted to discuss item two on the agenda, but the hearing for item two was closed.

Vice-Chair Lee closed the public comments.

Commissioner Cordes made a motion to approve the resolution attached to the staff report for file PL 18-1098, modifying the condition to remove all trees on the property and replacing the existing large trees at a ratio to be determined by the Planning Manager and adding a condition requiring revised plans to be submitted with a higher quality garage door. The motion was carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

4. Planning Manager's Report

Planning Manager Reimers announced that the next meeting will be June 11, 2019 to discuss the Zoning Code Update.

5. Comments from Commissioners

Commissioner Cordes – Announced that Saturday, June 1, 2019 at 10:30 a.m. there will be a meeting to discuss the new park on Primrose Avenue.
Commissioner Haddad – Wished his wife a happy anniversary.
Commissioner Marston – Gave her comments about the state housing crisis.
Vice-Chair Lee – Thanked Commission and staff for allowing him to act as Chair.
Chair O'Leary – Wished his grandson a happy second birthday.

ADJOURNMENT:

6. Adjourn to the Planning Commission Meeting of June 11, 2019 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission was adjourned at 8:24 p.m.

Chair

Secretary