CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, July 23, 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, Guan, Haddad, 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 June 25, 2019.

Commissioner Cordes made a motion to approve the Consent Calendar. Seconded by Commissioner Haddad and approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

2. **PL 18-1405** A request for the review and approval of Tentative Parcel Map No. 082644 and a major site plan review for a multi-family residential condominium consisting of four attached, two-story units.

   Address: 5718 Temple City Boulevard

   Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 18-1405 subject to the recommended conditions of approval.

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

Management Analyst Coyne gave a brief presentation.

Commissioner Cordes asked what is being proposed on the rear elevation of the 2nd floor.

Management Analyst Coyne stated that they will be building a bedroom with a bathroom.

Commissioner Guan asked about the number of mail boxes for the project and whether they would be easily accessible to the mail carrier.

Management Analyst Coyne stated that it will be in the front yard and will be accessible for the mail carrier.

Vice-Chair Lee questioned the number of guest parking spaces and whether they would be assigned.

Management Analyst Coyne said that there will be one guest space for each unit.

Chair O'Leary questioned the decorative wing measurement and tile location.

Chair O'Leary opened the public hearing.

Jason Yen, (EGL Associates), agreed with the conditions of approval.

Brian Chen, designer, expressed his concern regarding constructing a curb adjacent to the planters, because it could be a tripping hazard.

Management Analyst Coyne stated that the purpose of the curb is to keep cars from going into the plants, but suggested that the curb could be omitted adjacent to the walk way so as to eliminate the tripping risk.

Commissioner Haddad made a motion to close the public comments. Seconded by Commissioner Cordes.

Commissioner Haddad stated that he liked the design and could make the findings.

Commissioner Guan expressed her support for the project.

Commissioner Cordes said he would be able to make the findings.

Vice-Chair Lee said he supported the project.

Vice-Chair Lee made a motion to approve file PL 18-1405, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner Haddad and carried by the following roll call vote:

AYES:	Commissioner – Cordes, Guan, Haddad, 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 apologized to the Commission for not being able to have the re-organization in July. He gave an update of the City Council discussion in regards to the Zoning Code Update that happened on July 9th. The City Council asked for more feedback related to the front of the lot floor area ratio, building height, rear and front setbacks incentives and the multi-family zones.

5. Comments from Commissioners

Commissioner Cordes – Welcomed Commissioner Guan.
Commissioner Haddad – Welcomed Commissioner Guan.
Commissioner Guan – Introduced herself and stated that she has a lot of experience as a civil engineer and will be a good asset to the City and also served previously in the General Plan Advisory Committee.
Vice-Chair Lee – Welcomed Commissioner Guan and thanked staff for their help.
Chair O'Leary – Thanked staff for their service and welcomed Commissioner Guan.

ADJOURNMENT:

6. Adjourn the Planning Commission Meeting of August 27, 2019 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission was adjourned at 8:11 pm.

Chair

Secretary