CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, September 10, 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, O'Leary, Vice-Chair Haddad, Chair Lee
  - ABSENT:
  - ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, Planning Associate Liu and Planning Secretary Scott

- **Pledge of Allegiance**

PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Pablo Pomes, business owner, spoke in regards to business signage ordinance. He stated that he was issued a code compliance to remove an old signage.

Vice-Chair Haddad moved to close public comments. Seconded by Commissioner Cordes.

CONSENT CALENDAR:

1. Planning Commission Minutes of August 27, 2019.

Commissioner O'Leary made a motion to approve the minutes of August 27, 2019 listed on the Consent Calendar. Seconded by Commissioner Cordes and was approved unanimously by the following votes:

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

PUBLIC HEARING ITEM:

2. **PL 17-969** A request for a modification of a site plan review approved in 2018 for a flag lot subdivision and the construction of two single-family residences.

   Address: 9711 Olive Street

   Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving a modification to File 17-969 subject to the recommended conditions of approval.

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

Associate Planner Liu gave a brief presentation.

Commissioner Cordes asked for clarification on how the in-lieu fee would be used.

Planning Manager Reimers said that staff has talked to Parks and Recreation and the fee will be used to purchase the trees and plant them on Olive Street near the construction site.

Commissioner O 'Leary asked if they would be planting new trees to replace the ones removed.

Associate Planner Liu stated that two replacement trees would be planted onsite.

Commissioner Haddad asked how staff discovered that the trees were removed.

Associate Planner Liu stated that when the developer came in to get building permits, staff requested proof of the trees being protected. At that moment the developer confessed that the two trees have been removed.

Commissioner Guan asked if it was mandatory for the trees to stay.

Associate Planner Liu stated that it was in the conditions of approval.

Kamen Lai, designer, stated that the contractor did not remove the trees intentionally. There was miscommunication between the designer and contractor. He accepted the conditions of approval.

Chair Lee opened the public comments.

George Rudar, resident, asked when the construction will begin.

Vice-Chair Haddad closed public comments. Seconded by Commissioner Guan.

Commissioner O'Leary suggested to the designer to fence off the trees in the future.

Commissioner Guan asked for clarification on the size of the trees.

Planning Manager Reimers gave clarification on the diameter of the canopy of the two trees.

Vice-Chair Haddad is in favor of the staff report recommendation.

Commissioner Guan stated that there are always mistakes and she is glad that there is a solution.

Commissioner O'Leary is in favor of the staff's recommendation.

Commissioner Cordes is in favor of the staff' recommendation.

Chair Lee can make the findings.

Commissioner Cordes made a motion to approve file PL 17-969, and adopt the attached Resolution finding that the project is exempt from CEQA. Seconded by Commissioner Guan and carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

3. **Planning Manager's Report**

   Planning Manager Reimers mentioned that the Youth Committee is interested in doing a joint meeting to get to know functions provided by hte Planning Commission. They want to meet September 24 from 6:00 p.m.-6:45 p.m. The Zoning Code Update will go back to City Council September 17 at 7:30 p.m. to address questions and concerns the City Council might have and staff will provide alternatives. He also gave an update on the Regional Housing Needs Assessment (RHNA).

4. **Comments from Commissioners**

   Commissioner Cordes – No Comments.
   Commissioner Guan – No Comments.
   Commissioner O'Leary – No Comments.
   Vice-Chair Haddad – Enjoyed the Moon Festival.
   Chair Lee – Enjoyed the Moon Festival.

ADJOURNMENT:

5. Adjourn to the Regular Planning Commission Meeting of September 24, 2019 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission Regular Meeting was adjourned at 8:17 pm.

Chair

Secretary