CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, September 24, 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, Chair Lee
  - ABSENT: Vice-Chair Haddad
  - ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, Planning Associate Liu, Planning Associate Gulick, and Planning Secretary Scott

- **Pledge of Allegiance**

- Commissioner O'Leary made a motion to excuse Vice-Chair Haddad for due cause. Seconded by Commissioner Guan and unanimously carried.

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of September 10, 2019.

Commissioner O'Leary made a motion to approve the minutes of September 10, 2019, listed on the Consent Calendar. Seconded by Commissioner Guan and was approved unanimously by the following votes:

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

PUBLIC HEARING ITEM:

2. File: PL 18-1159. A tentative parcel map and major site plan review for a flag lot subdivision and for the construction of a single-family residence on each parcel.

Address: 5409 Baldwin Avenue

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving a modification to File 18-1159 subject to the recommended conditions of approval.

Project Planner: Adam Gulick, Associate Planner
agulick@templecity.us

Associate Planner Gulick gave a brief presentation.

Commissioner Guan asked if the Code presently allows the front lot of a flag lot subdivision to have a two-story house.

Associate Planner Gulick stated that the City Council recently approved a new ordinance that requires the front lot to have a one-story house, but that this project was submitted before the ordinance went into effect.

Interim Community Development Director Reimers said that the new regulation was adopted in June of 2019.

Commissioner O'Leary asked for clarification on the single hung windows and placement of lights.

Mr. Reimers said that they had the option of installing either hung windows or casement windows. He stated that the plans were not clear as to what type of windows would be installed.

Chair Lee opened the public hearing.

Chris Loh, designer, stated that the windows will be placed in the front.

Commissioner O'Leary closed the public hearing. Seconded by Commissioner Cordes.

Commissioner O'Leary agreed with the staff recommendation.

Commissioner Cordes supported staff's condition of approval requiring driveway fences to be setback from Baldwin and that he liked. He stated he could make the findings to approve the project.

Commissioner Guan had no comments and agreed with staff's recommendation.

Chair Lee supported the project.

Commissioner Cordes made a motion to approve file PL 18-1159, 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, Chair Lee
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – Vice-Chair Haddad

3. File: PL 17-1045. A request for the approval of a tentative tract map, a site plan review and a zone variance for the construction of five, attached condominium dwelling units. The variance is requested for the permeable lot coverage which is required at 40 percent of the lot area per the zoning standards

Address:	6030 Temple City Boulevard
Recommendation:	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 17-1045, subject to the recommended conditions of approval.
Project Planner:	Hesty Liu, Associate Planner hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Commissioner Cordes asked for clarification regarding the subterranean parking and the sump pump.

Associate Planner Liu stated that the details have not been provided.

Mr. Reimers said that the project will require a sump pump and that it is typically reviewed as part of the grading plan check by the building plan checker. The project will require (LID) low impact development features.

Commissioner O'Leary commented on the underground parking.

Chair Lee asked for clarification in regard to open space, the fire department requirements, and the trash location.

Associate Planner Liu stated that the project meets the open space requirements, which is 500 square-feet, and there will be landscaping, planted pots and grass. The Fire Department reviews the plans before projects are scheduled for a public hearing and has provided approval for this project

on condition there will be a minimum of five feet of unobstructed space around the structure. The trash will be hauled by a pickup truck to the street.

Mr. Reimers said that the project took longer, because the Fire Department wanted to ensure that there is five-foot accessway around the structure.

Chair Lee opened the public hearing.

Michael Sun, architect, stated that they have been working on this project for the last two years. He accepts all of the conditions of approval.

Commissioner Guan asked the applicant the cost of the project, whether it will cost more since they will construct underground parking.

Chair Lee opened the public hearing.

Michael Sun, stated that it will cost more to build underground parking.

Associate Planner Liu said that the designer chose a two-story development since it is more compatible with existing neighbors.

Commissioner O'Leary closed the public comments. Seconded by Commissioner Cordes.

Commissioner Guan liked the idea of underground parking and is in support of the project.

Commissioner Cordes stated he is pleased with the subterranean parking and landscaping. He is in favor of the project.

Commissioner O'Leary is in favor of the project.

Chair Lee suggested to design the project with electrical vehicle charging and state he is in favor of the project.

Commissioner Guan made a motion to approve file PL 17-1045, and adopt the attached Resolution finding that the project is exempt from CEQA. Seconded by Commissioner Cordes and carried by the following roll call vote:

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

4. File: PL 18-1198 Comprehensive Zoning Code Update

Address:	City of Temple City
Recommendation:	Amend the Draft Zoning Code to reflect Alternative D (In the R-1 zone, increase the maximum front-of-the-lot floor area ratio to .4 for lots 80 feet in depth, or less).
Project Planner:	Scott Reimers sreimers@templecity.us

Mr. Reimers gave a brief presentation.

Commissioner O'Leary asked for clarification on the floor are ratio (FAR) numbers from .25 to .4.

Mr. Reimers stated that this will only apply to shallow lots that are less than 80 feet deep.

Commissioner Guan asked if we are changing from .25 to .4 does that mean that the height will remain the same and does the overall FAR change?

Mr. Reimers replied that the height will not change but the overall FAR would increase.

Chair Lee opened the public hearing.

Jason Ouyang, resident, spoke in favor of the new FAR requirement.

Commissioner O'Leary closed the public hearing. Seconded by Commissioner Cordes.

Commissioner O'Leary made a motion to recommend that the City Council approve the proposal of Alternative D. Seconded by Commissioner Cordes and carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

5. Planning Manager's Report

Interim Community Development Director Reimers said that there has been a problem with sending e-mails. He asked the Planning Commission to meet with the Youth Committee on October 8, 2019. He also announced that the Community Development Director approved a 73 unit, mixed-use project at 5570 Rosemead Blvd. on September 17, 2019.

6. **Comments from Commissioners**

Commissioner Cordes – Thanked staff for their work.
Commissioner Guan – Excited to see the new project that was approved by the Community Development Director.
Commissioner O'Leary – Wished Vice-Chair Haddad get well soon.
Vice-Chair Haddad – Absent.
Chair Lee – Thanked Scott for the taking the position of Interim Community Development Director. He also mentioned that he attended a meeting in San Barbara at their Chamber of Commerce and was impressed with their service.

ADJOURNMENT:

7. Adjourned to the Regular Planning Commission Meeting of October 8, 2019, at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission Regular Meeting was adjourned at 8:45 pm.

Chair

Secretary