CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, October 8, 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, Management Analyst Coyne, and Planning Secretary Scott.
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of September 24, 2019.

Commissioner O'Leary made a motion to approve the minutes of September 24, 2019, listed on the Consent Calendar. Seconded by Commissioner Guan and approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

2. **FILE: PL 19-2082.** A Conditional Use Permit and Major Site Plan Review for a neighborhood park and public parking lot on Primrose Avenue in the Downtown Specific Plan Area.

Address:	5940 Primrose Avenue
Recommendation:	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 19-2082 subject to the proposed recommended conditions of approval.
Project Planner:	Andrew Coyne, Management Analyst acoyne@templecity.us

Parks and Recreation Manager Lawson gave a brief presentation on the process, design, community meetings, and feedback for the construction of the park. He stated that on August 5, 2019, the city submitted an application through the State of California's Proposition 68 competitive grant program. The awards will be announced in early 2020.

Management Analyst Coyne gave an analysis of planning issues related to the proposed park.

Vice-Chair Haddad suggested that the city install a water fountain (bottle filling station) that will reduce the risk of standing water, and add childproof fencing. He asked whether the park will allow dogs and skate boarders. He inquired what type of lawn there will be. He also asked whether there could be a foam play area for kids, a baby changing area, and a vehicle charging station.

Commissioner Guan questioned why 90 degree parking was being used and whether restrooms are a requirement.

Interim Community Development Director Reimers stated that the Downtown Specific Plan calls for 90-degree angle parking and that it is most preferred by businesses and restaurants, because of increased accessibility.

Commissioner Cordes asked if the parking lot study contained in the report was for Primrose only. He agreed not to have a restroom, because of safety issues.

Management Analyst Coyne said that the Primrose parking was the only one included on the data.

Commissioner O'Leary asked about the perimeter fencing location and size.

Chair Lee, encouraged installation of childproof safety fencing and is in support of not having a restroom. He also asked if the city does not provide trash cans, would the park stay clean. He also asked if there was feedback from businesses to not have a restroom.

Mr. Lawson said that they will be installing a water fountain, decorative fence/wall and trashcans. There was no feedback from any of the businesses for or against not having restrooms. He stated that dogs with a leash will be allowed. Wheeled toys will not be allowed. The west side of the park will have a playground area.

Chair Lee opened the public hearing.

Santos Pena, resident, asked staff what type of comments were received from the community and if there were any recommendations.

Mr. Lawson said that they mainly received positive comments and that the design incorporated those comments.

Commissioner Cordes said that he attended the June community meeting and there was no negative feedback.

Jim Cliff, resident, asked if there would be compact parking spaces and if no back-in parking would be allowed. He also asked if the rocket ship playground equipment would be brought back.

Mr. Lawson said that they will follow the same regulations as the other parking lots which is standard parking not compact. Back in parking will be prohibited.

Antonio Anfiteatro, community member, also asked if the rocket ship ride playground equipment could be brought back.

Vice-Chair Haddad closed the public comments. Seconded by Commissioner Cordes.

Commissioner O'Leary said that is a great proposal and is in favor of the project.

Commissioner Cordes is in favor of the project.

Commissioner Guan is in favor of the project.

Vice-Chair Haddad is in favor of the project.

Commissioner Cordes made a motion to approve file PL 19-2082, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner O'Leary and carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

4. **Planning Manager's Report**

   Mr. Reimers announced that there will be a Bicycle Safety Expo Saturday October 19, 2019 at 12:00 p.m. The location will be at Temple City Park, 9701 Las Tunas Drive.

5. **Comments from Commissioners**

   Commissioner Cordes – Attended a Habitat for Humanity Community Meeting and learned a few things homeowners can benefit from.
   Commissioner Guan – Thanked staff for their work.
   Commissioner O'Leary – Thanked staff for the presentation.
   Vice-Chair Haddad – Thanked fellow commissioners and staff for giving him a get well card.
   Chair Lee – Thanked staff for their work.

ADJOURNMENT:

6. Adjourned to the Regular Planning Commission Meeting of October 22, 2019.

The Planning Commission was adjourned at 8:30 pm.

Chair

Secretary