CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, October 22, 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, Associate Planner Liu, and Planning Secretary Scott.
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of October 8, 2019.

Vice-Chair Haddad made a motion to approve the minutes of October 8, 2019, listed on the Consent Calendar. Seconded by Commissioner O'Leary and 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. File: PL 18-1319. A request for the approval of a vesting tentative tract map and site plan review for the construction of eleven, detached condominium units. The site consists of two parcels and is designated for medium-density residential development by the City's General Plan.

Address:	5524, 5532 McCulloch Avenue
Recommendation:	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 18-1319, subject to the recommended conditions of approval.
Project Planner:	Hesty Liu, Associate Planner hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Christopher Loh, designer, agreed with the conditions of approval, but stated that he needed to check with the owner about preserving the tree in the right-of way.

Chair Lee asked staff for clarification on the City tree and if there is a protocol to remove it.

Mr. Loh, stated that they want to relocate the tree, because of its location in line with the front door.

Interim Community Development Director Reimers stated that it is a City tree. To remove it, the applicant needs to get a permit from Parks and Recreation. The City will do an assessment on whether the tree is healthy or not. If the problem is the location of the tree, he has an option of changing the door location on the house.

Vice-Chair Haddad asked the applicant if he would be willing to change the plans if the arborist report shows that the tree is healthy.

Commissioner Guan asked about the driveway and open space. She also asked if it is going to be a public street.

Mrs. Liu said that there will be pedestrian path around the open space.

Mr. Reimers clarified that it is not going to be a private street. It is a driveway with no curb or gutter. There will a sidewalk.

Chair Lee opened the public comment.

Grace Durazo, resident, expressed her support for the project, but is concerned that the fruit trees in the backyard will be a vermin problem. She also asked how long would the construction last and how would the trash be handled.

Vinod Kapoor, resident, is concerned about privacy and height.

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

Ms. Liu addressed the speaker's concerns. She stated that the trash enclosure location will be centralized and out of view. The construction can take about two years. In regards to the second speaker's request, the new development will have three units directly facing his backyard. The plan shows that there will be a 15 foot back yard, and the buildings will be about 26 feet tall. Condition number 2 has a requirement which states that the landscape plan has to consider hedging to provide screening for the neighbors.

Mr. Reimers said that there will be one window on the second floor bedroom. The City can work with the applicant to see if a smaller one will also meet the fire code.

Vice-Chair Haddad asked who is responsible for the vermin issue.

Mr. Reimers said that the contractor can work with San Gabriel Valley vector control to assist and provide best practices to start clearing the problem before demolition.

Attorney Thuyen, stated that condition 28 talks about hours of construction which are Monday-Friday 7:00 a.m.-7:00 p.m., Saturdays 8:00 a.m.-4:00 p.m. No construction work will occur on Sundays or federal holidays.

Chair Lee asked if there are property line walls and how tall any proposed walls are.

Mrs. Liu stated that there is an existing wall on the east side. The construction will build a 6-foot tall wall.

Vice-Chair Haddad said he could make the findings to approve the project.

Commissioner O'Leary agreed with the staff recommendation.

Commissioner Cordes commented on the tree preservation issue, and said he likes the project.

Commissioner Guan liked the project and agreed with the staff recommendation.

Chair Lee said that we have very talented staff and liked the design.

Commissioner Cordes made a motion to approve file PL 18-1319, adopt the resolution, and find that the project is categorically 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:

4. **Planning Manager's Report**

   Mr. Reimers announced that Planet Fitness will open soon.

5. **Comments from Commissioners**

   Commissioner Cordes – He asked if in the next meeting the city can discuss new planning legislation passed by the state.
   Commissioner Guan – No Comments.
   Commissioner O'Leary –No Comments.
   Vice-Chair Haddad – No Comments.
   Chair Lee – No Comments.

ADJOURNMENT:

6. Adjourned to the Regular Planning Commission Meeting of November 12, 2019.

The Planning Commission was adjourned at 8:30 p.m.

Chair

Sandra Scott
Secretary