CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, December 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
  - ABSENT: Chair Lee
  - ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, Management Analyst Coyne, Associate Planner Gulick, Associate Planner Liu, and Planning Secretary Scott.
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of October 22, 2019.

Commissioner Cordes made a motion to approve the minutes of October 22, 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
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – Chair Lee

PUBLIC HEARING ITEMS:

2. File: PL 19-2185. A Conditional Use Permit for the establishment of a Government Facility (temporary Los Angeles County Library) at the former Temple City Chamber of Commerce building.

Address: 9050 Las Tunas Drive

Recommendation: Adopt the attached Resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) and approving File PL 19-2185 subject to the proposed recommended conditions of approval.

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

Management Analyst Coyne gave a brief presentation.

Commissioner Guan questioned how long the process will take to construct the library and if the lease period is longer than the construction period.

Management Analyst Coyne said that it will take about 18-22 months.

Vice-Chair Haddad questioned whether there will be signage for the ADA bathroom.

Management Analyst Coyne said that it can be added to the conditions of approval.

Vice-Chair Haddad opened the public comment.

Commissioner Guan moved to close the public comment. There was no public comment.

Interim Community Development Reimers stated that none of the conditions of approval speak about the length of the agreement but if it is longer, then it will have to go through the City Council for approval.

Pat McGee, Project Assistant Director, thanked staff for accommodating them during this time, stated that there will be plenty of parking and it is the best option that will work for the community.

Commissioner O'Leary made a motion to approve file PL 19-2185, 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
ABSTAIN: Commissioner – None
NOES: Commissioner – None

ABSENT: Commissioner – Chair Lee

3. File: PL 18-1279. A tentative tract map and major site plan review for a single-family development that will result in four single-family lots and one street parcel. Each new lot will consist of a new single-family dwelling.

Address: 9818 and 9824 Longden Avenue

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 18-1279 subject to the recommended conditions of approval.

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

Associate Planner Gulick gave a brief presentation.

Commissioner O'Leary questioned if they are allowed to construct a two-story house on the rear lot of an R-1 zone property.

Mr. Reimers stated that this project was submitted before the ordinance was adopted.

Commissioner Guan questioned if it is going to be a private street.

Mr. Reimers stated that it will be a private street and it will be maintained by the applicant.

Chris Loh, designer, agreed with all conditions of approval.

Vice-Chair Haddad opened the public comment.

Ron Takasaugi, resident, agrees with the project however asked the applicant to remove an oak tree that is close to his roof because the trunk is encroaching into his property.

Raymond Gao, resident, is in favor of the project, but asked the developer to remove two trees on the border of his property, because the trees cause allergies to his family plus the leaves keep falling all the time.

Jim Cliff, resident, questioned the height of the fireplace.

Commissioner O'Leary moved to close the public comment. Seconded by Commissioner Cordes.

Vice-Chair Haddad asked staff what are the benefits of keeping trees.

Mr. Reimers provided numerous reasons why trees benefit the community. The trees will only be removed if they are diseased. We can ask the applicant to conduct an arborist study to make sure that the trees are healthy. The City can ask the applicant to trim the trees.

Associate Planner Gulick stated that you cannot install a wood burning fireplace anymore.

Commissioner Cordes said that he also has problems with allergies, but it is not a reason to remove trees.

Commissioner Guan said that she also has problems with allergies and asked to work with the neighbor.

Commissioner O'Leary stated that he was in favor of the project.

Vice-Chair Haddad stated that he was in favor of the project.

Commissioner Cordes made a motion to approve file PL 18-1279, 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
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – Chair Lee

4. File: PL 16-362. A request for the review and approval of Tentative Parcel Map No. 74501 for a flag lot subdivision and a major site plan review for the construction of two new single-family residences on the property.

Address:	9409 Olive Street
Recommendation:	Adopt the attached Resolution finding that the project is exempt from (CEQA) and approve File PL 16-362 subject to the proposed recommended conditions of approval.
Project Planner:	Andrew J. Coyne, Management Analyst acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

John Wang, Civil Engineer, agreed with all the conditions of approval.

Vice-Chair Haddad opened the public hearing.

John Ng, resident, questioned if the Planning Commission decisions will affect property taxes and asked if a tree will be removed.

Commissioner O'Leary moved to close the public hearing. Seconded by Commissioner Cordes.

Mr. Reimers said that the City will not require them to remove the trees based on the setbacks.

Attorney Thuyen said that property taxes will not affect the approval of this project.

Commissioner Cordes stated that he can make the findings.

Commissioner Guan stated that she can make the findings.

Vice-Chair Haddad stated that he can make the findings

Commissioner Guan made a motion to approve file PL 16-362, adopt the resolution, and find that the project is categorically exempt from CEQA. Seconded by Commissioner O'Leary and carried by the following roll call vote:

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

5. File: PL 19-1850. A tentative parcel map for a flag lot subdivision and a major site plan review for construction of a single-family house on the flag lot and a single-family house and an accessory dwelling unit on the front lot.

Address:	10051 Olive Street
Recommendation:	Adopt the attached Resolution finding that the project is exempt from (CEQA) and approving File PL 19-1850 subject to the recommended conditions of approval.
Project Planner:	Adam Gulick, Associate Planner agulick@templecity.us

Vice-Chair Haddad recused himself from project PL-19-1850. Commissioner O'Leary continued the hearing as the Acting Chair.

Associate Planner Gulick gave a brief presentation.

Commissioner O'Leary opened the public comment.

Kamen Lai, designer, agreed with all the conditions of approval.

Commissioner Cordes made a motion to close the public comment. Seconded by Commissioner Guan.

Commissioner Cordes stated he can make the findings.

Commissioner Guan stated she can make the findings.

Commissioner O'Leary stated he can make the findings.

Commissioner Cordes made a motion to approve file PL 19-1850, 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
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – Chair Lee, Vice-Chair Haddad

6. File: PL 19-2104. A conditional use permit for the establishment of an after-school education business.

Address:	9233 Las Tunas Drive
Recommendation:	Adopt the attached resolution finding that the project is exempt from (CEQA) and approving File 19-2104 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 what the existing zoning was and how much parking was available.

Associate Planner Gulick stated that the previous business had the same zoning.

Commissioner Cordes asked what type of businesses were around the area.

Vice-Chair Haddad had questions about the drop off and pick up area.

Associate Planner Gulick stated that there will be access on Las Tunas Drive and if parking becomes an issue it can always be brought back to the Commission.

Chris Djunaredi, applicant, stated that parents will walk their kids inside and agreed with all conditions of approval.

Vice-Chair Haddad opened the public comment.

Nobody came forward to speak.

Commissioner O'Leary move to close the public comment. Seconded by Commissioner Cordes.

Commissioner O'Leary stated he can make the findings.

Commissioner Guan stated she agreed with the project.

Commissioner Cordes agreed with the project.

Vice-Chair Haddad agreed with the project.

Commissioner O'Leary made a motion to approve file PL 19-2104, 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
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – Chair Lee

7. File: PL 19-2152. A request for a conditional use permit to establish a dance studio in the City's West Commercial District of the Downtown Specific Plan.

Address:	9410 Las Tunas Drive
Recommendation:	Adopt the attached resolution finding that the project is exempt from (CEQA) and approving File 19-2152 subject to the recommended conditions of approval.
Project Planner:	Hesty Liu, Associate Planner hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Commissioner Guan asked who will be responsible for the parking lot improvement.

Associate Planner Liu stated that the conditions are not specific it is up to the property owner and the applicant to find a solution.

Wenxia Xu, applicant, agreed with all the conditions of approval for the project.

Vice-Chair Haddad opened the public hearing.

Commissioner O'Leary moved to close the public hearing, nobody came to forward to speak. Seconded by Commissioner Cordes.

Commissioner Cordes agreed with staff's recommendation.

Commissioner O'Leary agreed with staff's recommendation.

Vice-Chair Haddad agreed with staff's recommendation.

Commissioner O'Leary made a motion to approve file PL 18-1279, 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.
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – Chair Lee

8 **Legislative Update**

Mr. Reimers and Thuyen gave an update of a new planning legislation.

FUTURE AGENDA ITEMS AND REPORTS:

9. **Planning Manager's Report**

Mr. Reimers announced that on December 3, 2019, the City Council approved the second reading for the update to the Zoning and Building Code. They will be effective January 3, 2020. The city has submitted two letters to the Southern California Association of Governments regarding the City's Reginal Housing Needs Assessment (RHNA).

10. **Comments from Commissioners**

Commissioner Cordes – Thanked staff for their work and whished everyone a Merry Christmas and a Happy New Year.
Commissioner Guan – None
Chair O'Leary – Announced that Mama Petrillo's will close December 31, 2019.
Vice-Chair Haddad – None

ADJOURNMENT:

6. Adjourned to the Regular Planning Commission Meeting of January 14, 2020.

The Planning Commission was adjourned at 9:35 p.m.

Vice-Chair

Secretary