CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, February 11, 2020, 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 Gulick, Associate Planner Liu and Planning Secretary Scott.
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of December 10, 2019.

Vice-Chair Haddad made a motion to approve the minutes of December 10, 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 Lee
ABSTAIN: Commissioner – None
NOES: Commissioner – None
ABSENT: Commissioner – None

PUBLIC HEARING ITEM:

2. File PL 19-1941. A request for a site plan review to revise the architectural design for two new single-family residences

Address:	4922 Arden Drive
Recommendation:	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 19-1941, 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 if accessory dwelling unit (ADU) square footage met the City's development standards.

Associate Planner Liu said that the square footage met the City's standards. She also mentioned that the application was submitted prior to the zoning code change, which is why they are proposing a two-story house on the front lot instead of a single-story house.

Commissioner Cordes asked about the height of the chimney for the front house.

Associate Planner Liu stated that the chimney is not wood-burning and therefore would not be required at a certain height.

Commissioner O'Leary asked if the minimum standard for the driveway was still 20 feet.

Associate Planner Liu stated that it is 20 feet.

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

Commissioner O'Leary asked if it was his project from the start.

Kamen Lai, answered that he was not the original designer. The project has been sold twice.

Chair Lee opened the public hearing. No one came forth to speak regarding the agenda item, therefore the public hearing was closed.

Commissioner O'Leary agreed with the staff's recommendation.

Commissioner Cordes agreed with the staff's recommendation.

Vice-Chair Haddad agreed with the staff's recommendation.

Commissioner Guan agreed with the staff's recommendation.

Commissioner O'Leary made a motion to approve file PL 19-1941, adopt the resolution, and find that the project is categorically exempt from CEQA. Seconded by Vice-Chair Haddad 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

3. File: PL 19-1880. A request for the review and approval of vesting tentative parcel map No. 82700 and a major site plan review for a multi-family residential condominium consisting of three detached, two-story units.

Address:	9040 Rancho Real Road
Recommendation:	Adopt the attached resolution finding that the project is exempt from (CEQA) and approving File 19-1880 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 asked about the requirement to have additional landscaping along or within the driveway.

Associate Planner Gulick the city is seeking to soften the appearance of driveways by adding landscaping. The designer has added the landscaping.

Chair Lee asked about the requirements the Fire Department has for driveways.

Associate Planner Gulick stated that it depends on how big the project is.

Commissioner O'Leary questioned the walkway paving in the driveway.

Mr. Reimers stated that the code requires projects to have landscaping between the driveway and the entrance to the units.

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

Chair Lee opened the public hearing. No one came forth to speak regarding the agenda item, therefore the public hearing was closed.

Vice-Chair Haddad agreed with staff's recommendation.

Commissioner Guan agreed with staff's recommendation.

Commissioner Cordes agreed with staff's recommendation.

Commissioner O'Leary agreed with staff's recommendation.

Vice-Chair Haddad made a motion to approve file PL 19-1941, and adopt the resolution, modifying condition 5. The designer will add landscaping to the driveway such as (1) along the driveway's east wall as vine pockets or (2) as a Hollywood driveway, to the satisfaction of the Planning Manager and to be reviewed and approved by the Fire Department. The landscaping must be perpetually maintained and not converted to hardscape. 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, Chair Lee
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

FUTURE AGENDA ITEMS AND REPORTS:

4. Planning Manager's Report

Mr. Reimers, Interim Community Development Director and Planning Manager, announced the following.

- The next regularly scheduled meeting of February 25 will be cancelled due to the State of the City address. He suggested that the commissioners take the opportunity to attend the meeting.
- The entitlements for the mixed-use development at 5935 Temple City Blvd. have expired. The developer has resubmitted an application to develop the site.
- The applicant for the 73-unit, mixed-use project at 5570 Rosemead Blvd. has decided to build condominium units, not apartment units. Therefore, the Planning Commission will be reviewing the project's tentative map application.
- The City has received a pre-application for Casa Robles (a home for retired Nazarene missionaries located on Oak Ave.) to subdivide the property into 24 lots.
- The State ADU law came into effect January 1, 2020. The City has been trying to interpret it and determine how it affects the City's Zoning Ordinance. Staff will be taking an interim, urgency ordinance to City Council on February 18, 2020. Staff's goal is to mirror the State law while keeping the existing design criteria. A follow-up Ordinance that takes additional steps will be brought to the Commission in March or April.

5. Comments from Commissioners

Commissioner Cordes – Volunteered for the homeless count event.
Commissioner Guan – No comments.
Commissioner O'Leary – Enjoyed his time off.
Vice-Chair Haddad – Wished everyone a Happy New Year.
Chair Lee – Thanked staff.

ADJOURNMENT:

6. Adjourned to the Regular Planning Commission Meeting of February 25, 2020.

The Planning Commission was adjourned at 8:16 p.m.

Chair

Secretary