CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, March 10, 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, Chair Lee
  - ABSENT: Vice-Chair Haddad, O'Leary
  - ALSO PRESENT: Interim Community Development Director Reimers, City Attorney Thuyen, Associate Planner Gulick, Management Analyst Coyne and Planning Secretary Scott.
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of February 11, 2020.

Commissioner Cordes made a motion to approve the minutes of February 11, 2020, listed on the Consent Calendar. Seconded by Commissioner Guan and approved unanimously by the following votes:

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

PUBLIC HEARING ITEM:

2. File PL 19-2194. A conditional use permit for the establishment of a tutoring business.
Address: 9447 Las Tunas Drive

Recommendation:	Adopt the attached Resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) and approving File 19-2194, subject to the recommended conditions of approval.
Project Planner:	Andrew Coyne, Management Analyst acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Commissioner Guan asked about the number of parking spaces, parking study, and hours of operation.

Chenuci Zhao, business owner, agreed with all the conditions of approval.

Chair Lee asked when the study was conducted.

Mr. Coyne stated that the parking study was conducted during peak hours on Friday and Saturday.

Commissioner Cordes asked what grade level they will be helping.

Chenuci Zhao, business owner, stated that they will be working with student grades K-8.

Chair Lee opened the public hearing. No one came forward to speak regarding the agenda item. Therefore, public comments were closed.

Commissioner Guan is in favor of the project.

Commissioner Cordes is in favor of the project.

Chair Lee asked that the business owner ensure that parents not drop off the students in the drive-aisle of the parking lot, because of the safety concern. He also mentioned that the shopping center is not that busy. He is in favor of the project.

Commissioner Guan made a motion to approve file PL 19-2194, adopt the resolution, and find that the project is categorically exempt from CEQA. Seconded by Commissioner Cordes carried by the following roll call vote:

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

3. File: PL 19-2200. A request for a conditional use permit and a vesting tentative tract map to subdivide the airspace of a previously approved four-story, mixed-use project, consisting of approximately 15,743 square feet of commercial floor area on the ground floor; 1,892 square feet of work/live area and 1,345 square feet of commercial area on the second floor; and 73 residential units above the first floor that consist of approximately 75,372 square feet. The mixed-use project received approval of a major site plan review by the Community Development Director on September 17, 2019.

Address: 5570 Rosemead Boulevard

Recommendation: Adopt the attached resolution finding that the project is exempt from (CEQA) and approving File 19-2200 subject to the recommended conditions of approval.

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

Associate Planner Gulick gave a brief presentation.

Interim Community Development Director Reimers mentioned that there are three CEQA exemptions that apply to this project per the CEQA Guidelines. The previous approval for the mixed-use development with apartments required an environmental Initial Study to determine if there were any project specific environmental impacts which would require additional environmental review. The Director who approved the previous project determined that project was consistent with the environmental review performed for the Crossroads Specific Plan and General Plan and there were no additional project specific impacts.

Attorney Thuyen clarified that condition six, on the Covenants, Conditions & Restrictions (CC&R's) should say "reasonably address the following items", because they are not all restrictions.

Commissioner Guan asked if an environmental impact report (EIR) was done and asked if the structure will remain the same.

Mr. Reimers stated that this application did not require an EIR. The Director approved the use, design, density, structure, and parking. The only request being considered tonight is to allow condominiums instead of apartments.

Commissioner Guan asked if the development standards are different between mixed-use development with apartments and condominiums.

Mr. Reimers stated that there is no difference in the development standards between the two projects.

Chair Lee asked if it is applicable to low income residents. He asked if standards and policies are going to be problematic.

Mr. Reimers said that some cities have an inclusionary housing ordinance, but the city does not have that requirement. The development standards will not change if the condominiums are occupied by low income or not. The association will police itself with issues within the building.

Commissioner Cordes asked for clarification regarding changing the CC&R requiring approval of the commercial owners.

Mr. Reimers stated that each residential owner has a vote and modifying the CC&Rs relating to commercial uses could be unfair for the commercial owners and create a problem for the development. This condition would be up to the applicant to make sure commercial owners have equal rights when the association proposed to modify the CC&Rs relating to the commercial component for the development.

Andy Willrod, project engineer, asked to amend condition three of Exhibit "A", so that each work/live space could be a condominium parcel. He also asked to modify condition 47 of Exhibit "B", so that the final map shall be processed prior to the issuance of the certificate of occupancy.

Chair Lee opened the public comment.

Sharon Johnson, resident, asked the applicant to take in consideration the noise, dust and traffic. She stated that there is a lot of people around her neighborhood who have heath issues.

Al Davis, resident, asked if the current building will be demolished and how it will be built.

The public comment was closed.

Associate Planner Gulick gave clarification on how the lots will be subdivided.

Mr. Reimers said that the existing building will be demolished to make way for the proposed project. The lots will be subdivided into five lots. He stated that staff was okay with the request to modify the condition allowing the work/live units to be on the same lot or parcel. Stated that staff was okay with the project engineer's request to change the building condition number 47 to prior to certificate of occupancy and explained the reason it was being requested.

Commissioner Guan commented on the conditions of approval and agreed with staff's recommendation.

Commissioner Cordes asked about the process after it is approved by the Planning Commission and privacy issues.

Mr. Reimers said that the next process will be to apply for building plan check and once it is approved, they can apply for building permits. The Planning Commission cannot act on privacy issues, because the

Director has already approved the project and the appeal period ended. The Planning Commission's review is limited to the subdivision of airspace.

Commissioner Cordes made a motion to approve file PL 19-2200, adopt the resolution, and find that the project is categorically exempt from CEQA, subject to modifying three conditions: condition three of Exhibit "A" should end with the work/live units being on the same lot or parcel; condition six of Exhibit "A", the second sentence should read that the CC&Rs must reasonably address the following items; and condition 47 of Exhibit "B", should be changed to read that a final parcel/tract map shall be processed prior to issuance of the certificate of occupancy. Seconded by Guan carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

4. **Planning Manager's Report**

   Mr. Reimers, Interim Community Development Director, gave a yearly 2019 update for the Planning Department activities, Planning Commission meetings, and Code enforcement.

5. **Comments from Commissioners**

   Commissioner Cordes – No comments.
   Commissioner Guan – No comments.
   Commissioner O'Leary – Absent
   Vice-Chair Haddad – Absent
   Chair Lee – Thanked staff for their work.

ADJOURNMENT:

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

The Planning Commission was adjourned at 8:58p.m.

Chair JEFFREY LEE

Secretary