CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, April 28, 2020, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

- **Call to Order**

  Chair Lee called the Planning Commission Regular Meeting to order at 7:30 p.m. telephonically using the GoToMeeting application.

- **Roll Call:**

  - PRESENT: Cordes, Guan, O'Leary, Vice-Chair Haddad, Chair Lee
  - ABSENT:
  - ALSO PRESENT: Interim Community Development Director 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 March 10, 2020.

Commissioner Cordes made a motion to approve the minutes of March 10, 2020, listed on the Consent Calendar. Seconded by Commissioner O'Leary and approved unanimously by the following votes:

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

PUBLIC HEARING ITEM:

2. **File PL 20-2341**. Zoning Code Text Amendment. The proposed ordinance would amend the Temple City Municipal Code relating to various zoning definitions and development standards.

   Address: Citywide

   Recommendation: Adopt the attached resolution recommending that the City Council find that the project is exempt from CEQA and adopt the proposed ordinance.

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

Management Analyst Coyne gave a brief presentation.

Vice-Chair Haddad asked for clarification about the required 15-foot separation requirement for accessory dwelling units (ADUs).

Interim Community Development Director Reimers said that requiring a 15-foot separation is not going to prevent an owner from building an ADU. If space is limited, they can build an attached ADU.

Commissioner Guan asked for clarification about the patio being counted towards floor area ratio (FAR).

Management Analyst Coyne said that it will only be counted towards FAR if the roof covering the patio is more than 50 percent covered.

Mr. Reimers added that under the old code, if you had a patio, and it was more than 20 percent enclosed that it will also be counted towards FAR.

Commissioner O'Leary expressed his gratitude to staff for great work on the Zoning Code.

Commissioner Cordes asked for clarification if the owner of a property needs to occupy one of the dwellings in order to rent an ADU.

Mr. Reimers said that the State prohibits the City from requiring the owner to live onsite.

Chair Lee asked about alleys versus driveway access, setbacks, and renting bedrooms of single-family houses.

Mr. Coyne said that if there is an alley it is preferred to use the alley for access to a house.

Mr. Reimers said that the goal of using an alley is to separate the pedestrian and vehicles for safety issues. It is recommended to build a garage in the back and not in the front. He stated that in regards to setbacks, an accessory structure has to have a 15-foot setback.

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

Vice-Chair Haddad was in favor of staff's recommendation.

Commissioner Guan was in favor of staff's recommendation.

Commissioner O'Leary was in favor of staff's recommendation.

Commissioner Cordes stated he could make the findings.

Chair Lee said that is important to have appropriate levels of flexibility and have policies that reflects the needs of the times.

Vice-Chair Haddad made a motion to approve file PL 19-2341, adopt the resolution recommending that the City Council find the project categorically exempt from CEQA, and adopt the proposed ordinance with the modification made by staff. Seconded by Commissioner O'Leary 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. **PL 20-2362** Zoning Code Text Amendment. The proposed ordinance would establish development standards for accessory dwelling units and junior accessory dwelling units.

Address:	Citywide
Recommendation:	Continue the public hearing to the regularly scheduled Planning Commission meeting of May 12, 2020 at 7:30 P.M.
Project Planner:	Hesty Liu, Associate Planner hliu@templecity.us

Mr. Reimers said that this project was not ready to be presented tonight and asked the Commission to continue the public hearing to the next regularly scheduled Planning Commission meeting.

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

Vice-Chair Haddad moved to continue the public hearing to the regularly scheduled Planning Commission meeting of May 12, 2020 at 7:30 P.M. Seconded by Commissioner O'Leary.

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 gave an overview of activities during the "Safer at Home Order". He said that we are providing planning and building services online.

5. Comments from Commissioners

Commissioner Cordes – Looking forward for things to improve.
Commissioner Guan – Thanked staff for their work, but had problems being able to hear the meeting.
Commissioner O'Leary – Thanked Commissioners for their work.
Vice-Chair Haddad – Thanked staff for their work.
Chair Lee – Grateful for his family and thanked fellow commissioners for their comments during discussion. He also asked to have compassion for their neighbors during this time.

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 8:54 p.m.

Chair

Secretary