CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
May 26, 2020, 7:30 P.M.
Via Teleconference
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, 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 May 12, 2020.

Commissioner Cordes made a motion to approve the minutes of May 12, 2020, listed on the Consent Calendar. Seconded by Commissioner O'Leary and approved unanimously by the following votes:

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

PUBLIC HEARING ITEM:

2. **PL 20-2306**. A request for a time extension for Tentative Parcel Map No. 74097 and the associated site plan review. The project is a lot split subdivision for the improvement of a new, two-story, single-family dwelling on each parcel. The project was originally approved in 2018.

   Address: 6034 Sultana Avenue

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

   Project Planner: Adam Gulick
   agulick@templecity.us

Associate Planner Gulick gave a brief presentation.

Commissioner Guan asked if there were any changes in the zoning code from two years ago, and how many times can the map be extended.

Mr. Reimers said that there was a comprehensive zoning code update since this project was approved, but it is compliance with the Code at the time it was approved. The Subdivision Map Act allows a tentative map to be extended up to six years.

Benjamin Zhu, representative, asked the Planning Commission for an extension and state he is willing to comply with staff's recommendation.

Commissioner Cordes wanted to confirm that the applicant will be completed within a year.

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

Commissioner Cordes stated he can make the findings.

Commissioner O'Leary stated he can make the findings.

Vice-Chair Haddad stated he can make the findings.

Commissioner Guan stated she can make the findings.

Commissioner Cordes made a motion to approve file PL 20-2306, adopt the resolution recommending a time extension and find the project is categorially exempt from CEQA. 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 18-1644**. A request for approval of a tentative parcel map and a major site plan review to construct three detached condominium units

   Address: 9040 Broadway

   Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 18-1644 subject to the recommended conditions of approval.

   Project Planner: Hesty Liu
   hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Commissioner Guan asked if the driveway access of the rear unit will be by the alley, and will there be a fence in the front yard?

Mrs. Liu confirmed that the driveway of the rear unit will be by the alley and that there will not be a fence in the front yard.

Commissioner O'Leary asked for clarification on the maximum size of the tower feature for unit "C".

Mrs. Liu said that the code allows 30 feet. The project was designed so all units would look differently.

Chair Lee asked for clarification whether the style of the project will be similar to that of the southern neighbor.

Mrs. Liu said that the project style will be different.

Vic Hizon, architect, said that it was designed to be Spanish Colonial style and agreed with all the conditions of approval.

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

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

Commissioner Cordes stated he was in favor of the project.

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

Commissioner Guan stated she was is in favor of the project

Chair Lee stated he was is in favor of the project.

Commissioner O'Leary made a motion to approve file PL 18-1644, adopt the resolution and find that the project is exempt from CEQA subject to the proposed conditions of approval. 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

4. **PL 20-2354** General Plan Annual Progress Report 2019

Address:	Citywide
Recommendation:	Review the latest progress on the implementation of the General Plan and recommend to the City Council approving the annual report.
Project Planner:	Hesty Liu hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Commissioner Guan asked about the total number of units to be built and how the state would enforce it, if a City does not meet the number.

Mr. Reimers said that the City's Housing Element included an inventory which demonstrates that building a certain number of housing units is possible. That is how the state enforced the regional housing needs assessment (RHNA) in the past. Also, a city needs to have a certified Housing Element to receive certain grant funds.

Commissioner Cordes commented that last year there were a few cities that were able to demonstrate the ability to meet their RHNA and asked where the Temple City stands compared to other cities.

Mr. Reimers said that most jurisdictions have had a hard time meeting their RHNA; some cities have been able to do it using impact fees or federal grants.

Vice-Chair Haddad asked about the goals of the state building more homes and whether or not the state understood the challenges that the cities are facing. He also inquired about the rental and housing value?

Mr. Reimers said that the City has to follow the state legislation. The City has the capacity, under the existing general plan, to provide that number of units. But the general plan was crafted to cover a 30-year time horizon. The state has reduced that to eight years. Also, the affordability of a housing unit is based on the income level of the family which is dictated by the number of people in a household.

Commissioner Guan asked if junior ADUs will be affordable.

Mr. Reimers said that it is the hope that small units could be affordable. There is nothing in the State Law that requires the property owners to rent it at a lower rate. He also mentioned that if an ADU is 1200 square feet then in our City it might not be affordable.

Chair Lee asked for a clarification on economic recovery.

Mr. Reimers said that the City has an allocation of $120,000 to be used to support businesses or as rental assistance. The City Council will have further discussions on the matter. Staff also will consider other programs and policy changes to expedite the permitting process or reducing fees.

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

Commissioner Cordes made a motion to approve file PL 20-2354 and recommended that the City Council approve the annual report. Seconded by Commissioner Guan 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

5. **File 20-2389** Amend the Traffic Threshold of Significance for California Environmental Quality Act (CEQA) to Vehicle Miles Traveled (VMT) Rather than Level of Service (LOS).

Address:	Citywide
Recommendation:	Adopt the attached resolution recommending that the City Council find that the action is exempt from CEQA and adopt the proposed thresholds of significance
Project Planner:	Scott Reimers sreimers@templecity.us

Interim Community Development Director Reimers gave a brief presentation.

Commissioner Cordes asked how the city is going to administer the new changes and how long it is going to be good for.

Vice-Chair Haddad asked for clarification on traffic congestion and the difference between Vehicle Miles Travelled (VMT) and Level of Service (LOS). He also asked if the city does not meet the deadline, what would happen.

Mr. Reimers stated that any projects undergoing CEQA review could not move forward until VMT based thresholds were approved.

Commissioner Guan asked for clarification on which projects does VMT apply.

Mr. Reimers said that VMT applies to the type of projects which are low density and that is one use.

Jolene Hayes, the City's consultant from Fehr and Peers, gave clarification on VMT and LOS. She mentioned that LOS will not be part of the CEQA process, but it will used to review projects. She also said that CEQA requires use of VMT and by adopting VMT, the city will have more control of what needs to be done.

Mr. Thuyen said that the city can use the State's guidance when implementing VMT or can adopt its own VMT system.

Mr. Reimers said that it will be like using two tools to look at projects. The city will continue to look at LOS and will also add VMT. When staff reviews a traffic study, they will look at the impact at intersections through level of service and VMT. The laws that are guiding those will be different. VMT will be going through a CEQA process and the LOS analysis will go through a traffic study process.

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

Commissioner O'Leary agreed with staff's recommendation.

Commissioner Cordes agreed with staff's recommendation.

Commissioner Guan agreed with staff's recommendation.

Vice-Chair Haddad agreed with staff's recommendation.

Chair Lee agreed with staff's recommendation.

Commissioner Cordes made a motion to approve file PL 20-2389, adopt the resolution recommending that the City Council find the project categorically exempt from CEQA, and adopt the amended thresholds of significance. Seconded by Commissioner Guan 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 gave an update on the planning and building functions and noted that the number of new cases has increased since the safer at home orders were

5. **Comments from Commissioners**

   Commissioner Cordes – He said that the proposed recommendation from staff for restaurants to have outdoor dining will be a good idea.
   Commissioner Guan – Thanked staff for answering all the Commission's questions.
   Commissioner O'Leary – Thanked staff for a great long meeting.
   Vice-Chair Haddad – Thanked staff for answering all the Commission's questions and information.
   Chair Lee – Thanked staff for answering all the Commission's questions.

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 9:30 p.m.

Chair

Sandra Scott
Secretary