CITY OF TEMPLE CITY

DIRECTOR'S HEARING MINUTES

SPECIAL MEETING
Tuesday, July 14, 2020 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

PROCEDURE TO ADDRESS THE COMMUNITY DEVELOPMENT DIRECTOR:
If you wish to address the Community Development Director, please complete a Speaker Request Form, indicating the agenda item number and submit it to the Director. There will be a maximum 20-minute period for comments on any subject with a 3-minute time limit on each speaker, unless waived by the Director. You have the opportunity to address the Community Development Director at the following times:

***AGENDA ITEM** - at the time the Community Development Director considers the agenda item.*

***NON-AGENDA ITEM** - at the time for PUBLIC COMMENTS. Please note that while the Community Development Director values your comments, pursuant to the Brown Act, the Community Development Director cannot take action on any item not listed on the agenda.*

The listing of any item on the agenda includes the authority of the Community Development Director to take action on such item and to approve, disapprove, or give direction on any item.

OPENING MATTERS:

- **Call to Order** – Interim Community Development Director Reimers

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

PUBLIC HEARING ITEMS:

1. PL 19-2144 A Major Site Plan Review for the development of three, new, 2-story, detached, dwelling units with attached garages on a R-2 zoned lot.

   Address: 6243 Oak Avenue

Recommendation:	Adopt the attached Resolution approving File PL 19-2144, subject to the conditions of approval and finding the project exempt from CEQA.
Project Planner:	Andrew Coyne, Management Analyst acoyne@templecity.us

Management Analyst Andrew Coyne gave a brief presentation.

Interim Community Development Director Reimers opened the public hearing.

Patrick Ying, designer agreed with conditions of approval, but asked if the condition requiring brick pavers on the driveway could be removed to allow porous concrete and that the condition requiring stone veneer, be modified to require it only on the front elevation facing the street.

Mr. Reimers asked for clarification regarding the permeable concrete material and difference in cost between pavers and permeable concrete.

Patrick Ying, designer said that it is a new material made by concrete and it makes the water drain faster than brick pavers. You can add any color too. The cost is half the price of brick pavers.

Mr. Reimers opened the public hearing.

Mrs. Yi, resident, commented that the project will create traffic issues and she is not in favor of three units on a single family lot.

Mr. Reimers asked staff about the recommended location for the stone veneer and whether there were any mature trees in the property that should be preserved. He also asked if staff had talked to the City arborist about the type of street tree to plant in the public right-of-way.

Mr. Coyne said that the proposal is for the front elevation of unit one to have stone veneer. The design guidelines call for quality materials to be used on all elevations of the buildings, which is why staff is recommending that the veneer be wrapped around the side of each building. Staff is also recommended to add it on unit two and three. Mr. Coyne stated that there are not currently any large mature trees on the site, and that the existing trees will be removed to make space for the proposed units.

In response to the neighbor's concerns, Mr. Reimers said that the property is zoned R2 and that they have the right to build to the maximum density. They are building below the density at this time. The City cannot preclude them from building anything less than three units. Mr. Reimers made modifications to where the stone veneer will be required on the buildings. He also agreed with staff in regards to replacing the concrete with permeable pavers.

Mr. Reimers closed the public hearing. Interim Community Development Director Reimers found that the project was exempt from CEQA, and adopted the resolution for file PL 19-2144 at 6243 Oak Ave with the following added conditions:

New conditions

1. Revise the landscape palette and the hardscape/landscape arrangement or pattern to reflect more classical architecture, including by adding low hedges to create a sense of formality and creating a walkway that connects directly from the sidewalk to the front door to assist in reinforcing the symmetry of the architecture.

2. On Unit 1, modify the second-floor front elevation to bring the closet and the bedroom window into the same wall plane to create less articulation and more symmetry.

3. On the side and rear elevations of each unit, remove the second-floor columns and the columns reaching from the ground floor to the eave.

4. Increase privacy between the proposed project and the swimming pool to the north by modifying the windows on the second floor of Unit 2. The bedroom window must be reduced in size to the minimum required by the Building Code. The other windows must be either moved to alternative elevations, changed to frosted glass, or the sill height increased to create clerestory windows.

5. Improve the site plan by providing additional landscaping around the guest parking space at the end of the driveway. Move the gate near the guest parking space to the north, thereby reducing the need for a walkway and increasing landscaping.

6. Provide a revised landscape plan that provides detailed landscaping for the side yards to the north of each unit and demonstrating compliance with the WELO.

7. Prior to building permit issuance Planning staff must confirm the appropriate street tree for this location. The street tree must be shown on the landscape plan and site plan.

8. The window schedule must be placed in the approved plans. Hung and casement windows must be used to correspond with the formal architecture of the proposal, rather than sliding windows.

ADJOURNMENT:

The Director's Hearing was adjourned at 7:57 p.m.

Scott Reimers
Director

Sandra Scott
Planning Secretary