CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday September 8, 2020, 7:30 P.M.
Via Teleconference
www.templecity.us

OPENING MATTERS:

- **Call to Order**

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

- **Roll Call:**

  - PRESENT: O'Leary, Vice-Chair Cordes, Chair Haddad
  - ABSENT: Guan, Lee
  - ALSO PRESENT: Interim Community Development Director Reimers, City Attorney Thuyen, Associate Planner Liu and Planning Secretary Scott.

  Commissioner O'Leary moved to excuse Commissioners Guan and Lee for due cause. Seconded by Vice-Chair Cordes and unanimously carried.

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of August 11, 2020.

Vice-Chair Cordes made a motion to approve the minutes of August 11, 2020, listed on the Consent Calendar. Seconded by Commissioner O'Leary and approved unanimously by the following votes:

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

ABSENT: Commissioner – Guan, Lee

PUBLIC HEARING ITEMS:

2. PL 17-795 A request for approval of a vesting tentative tract map, a site plan review, and a zone variance for the construction of five, attached condominium dwelling units. The variance is requested for the permeable lot coverage requirement which is prescribed at 40 percent of the lot area. The project proposes a permeable coverage of 10 percent due to the constraint that the project is required to meet a minimum density standard.

Address: 5826 Cloverly Avenue

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 17-795 subject to the recommended conditions of approval.

Project Planner: Hesty Liu
hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Commissioner O'Leary asked if the front will be the only place where they can install the LID to have the water circulate back into the ground.

Mrs. Liu said that the proposed project has 21 feet in the front yard. The City Engineer will review the plans and will determine if an underground chamber will be adequate.

Vice-Chair Cordes asked staff about the height of the wall and distance between the first story and second story.

Mrs. Liu confirmed that there will be a six-foot wall around the site. The distance of the first story to the side property line will be 10 feet and the second story setback will be 15 feet.

Chair Haddad opened the public comments.

Jason Sun, project architect, agreed with all conditions of approval.

Mr. Reimers read a public comment that submitted by e-mail which stated a concern about privacy with five, two-story living quarters right next to the neighbor's main living area. There was a concern about residents being able to peer in from higher altitude, noise associated with five families living next door, and safety issues due to increased neighborhood population.

Yukuan Ku, representing the adjacent neighbor, expressed her concern about the privacy and the new fence that will confine the driveway. She also stated that the previously read email was from them.

Commissioner O'Leary moved to close the public comments. The motion was seconded by Commissioner Cordes.

Mrs. Liu answered the questions brought up by Yukuan Ku with regard to the block wall, the building height, and landscaping to address the privacy issues. She stated that staff had touched base with the applicant to see if there would be some solutions. Possible solutions include redesigning the project to put the driveway away from the southern neighbor, putting in more trees for hedging, and limiting the windows on the second floor.

Commissioner O'Leary clarified that the block wall is a six-foot wall and stated that the applicant has the right to build a block wall. The project also meets all code requirements.

Attorney Thuyen clarified that the project meets all current standards for this zone.

Vice-Chair Cordes commented about the six-foot wall providing privacy. He agreed that the project meets all applicable standards.

Chair Haddad commented that the neighbor's garage aligns with the side of the driveway which means building a block wall will not impede the movement of the cars getting into the garage.

Mr. Reimers gave clarification that if someone is proposing a two-story, single-family house, the ground floor is normally five feet from the property line. The R-3 zone requires a 10-foot setback which is double the setback of a single-family home.

Commissioner Lee made a motion to adopt a resolution approving file PL 17-795, subject to the conditions of approval. Seconded by Commissioner O'Leary carried by the following roll call vote:

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

3. PL 20-2362 A Zoning Code Text Amendment to establish development standards for accessory dwelling units and junior accessory dwelling units.

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: Hesty Liu
hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Chair Haddad opened the public comments.

Commissioner O'Leary moved to close the public comments. The motion was seconded by Vice-Chair Cordes.

Vice-Chair Cordes commented on fire safety and the number of bedrooms. He believed that the City is not intending to prohibit anyone from building an ADU. He also asked if the Planning Commission can give an approval but also include their concerns to the City Council.

Commissioner O'Leary asked for clarification about how these setbacks differed from building a new house. He also asked what happens if the City will not change the ordinance based on the state comments.

Mr. Reimers answered that once adopted, the ordinance has to be sent to the state for review.

Chair Haddad commented on fire safety and the number of bedrooms.

Commissioner Cordes made a motion to approve file PL 20-2362 recommending adoption of the proposed ordinance. Seconded by Commissioner O'Leary carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

4. **Planning Manager's Report**

Mr. Reimers informed the Commission that a housing element needs to be done by the end of October 2021. To do that, a request for proposals was released two weeks ago. It will be funded by a grant received by the State. The second request for proposal is for objective design standards to make the process for approving multi-family developments more efficient by giving people very strict standards. In addition, the Series Code Amendment will go to Council next week. Regarding the CDBG and CARES-Act funds, staff started issuing checks to 31 residents who need assistance paying their rent. He also mentioned that short time rentals have been a concern and that staff has a company to help track short time rentals in Temple City. Staff will be sending compliance letters to property owners in September. The appeal for Bellagio car wash will go to City Council in November.

Comments from Commissioners

5.

Vice-Chair Cordes – Congratulated Commissioner O'Leary for his grandson and thanked Chair Haddad for updating the Planning Commission about his family in Lebanon.
Commissioner Guan – Absent
Commissioner O'Leary – Stated that he has a new grandson.
Chair Haddad – Congratulated Commissioner O'Leary
Commissioner Lee – Absent

ADJOURNMENT:

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

Chair

Secretary