CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday March 23, 2021, 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: Guan, Lee, Vice-Chair Cordes, Chair Haddad
  - ABSENT: O'Leary
  - ALSO PRESENT: Community Development Director Reimers, Associate Planner Liu, Attorney Thuyen and Planning Secretary Scott.

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

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of February 23, 2021.

Commissioner Lee made a motion to approve the minutes of February 23, 2021 as amended, listed on the Consent Calendar. Seconded by Commissioner Guan and approved by the following votes:

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

PUBLIC HEARING ITEM:

2. PL 20-2328 A request for approval of a tentative parcel map (TPM 83171) and a site plan review for a proposed condominium project consisting of one existing dwelling unit and two new dwelling units. The property is in the R-3 Zone designated for high-density residential developments.

Address:	5937 Primrose Ave
Recommendation:	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 20-2328 subject to the proposed recommended conditions of approval.
Project Planner:	Hesty Liu hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Vice-Chair Cordes asked about the proposed height and roof. He also asked if the structure will match the front house.

Mrs. Liu state stated that the proposed building height is 36 feet 4 inches with the roof pitch at 3.5 feet to 12 feet. The roof pitch will not match that of the front house. Staff does not believe that the architectural compatibility requires that the new building must match the existing structure in every aspects.

Commissioner Lee asked about how the public notice was performed and if it will be the first three-story project. He also asked if staff checked on other cities who allow for three-story multi-family structures.

Mrs. Liu stated that public notices were sent to the property owners within a 300-foot radius and that the building will be the first three-story multi-family structure under the new zoning code.

Mr. Reimers said that when the zoning code was adopted, staff looked at what other cities did in the high-density, multifamily zone. Staff looked at Pasadena and Arcadia codes.

Commissioner Guan asked about the stucco, wood and brick veneer materials. She also asked if the existing building was composed of three materials.

Mrs. Liu confirmed that the proposed building will have three accent materials and the existing structure has stucco, brick, and wood components.

Chair Haddad asked for clarification on the new three-story building allowance, if the project will require demolition of any existing structure, and where the new driveway will be located.

Mrs. Liu said that the existing front house will remain and the existing driveway at the front will be closed. All vehicles will enter through the back alley into the garage.

Eric Tsang, architect, agreed with all the conditions of approval.

Commissioner Guan asked whether the material used in the new house will match the back.

Eric Tsang said that the brick on the existing house will be replaced to match the one on the new building.

Chair Haddad opened the public comment.

Leo Shih, resident asked about the setbacks and property line accuracy. He stated that the three-unit structure will not match the front unit.

Mrs. Liu said that the parcel map shows that the building will be setback five feet from the property line. A block wall will be constructed within the property line.

Vice-Chair Cordes stated that he was able to drive around the neighborhood to see whether the new building will match other buildings in the area.

Commissioner Lee asked if the City will allow underground parking and whether there is a reason why it was not considered for this project.

Mrs. Liu stated that the zoning code allows underground parking and the developer chose to put it at grade for the sake of cost saving.

Commissioner Lee moved to close the public comments. The motion was seconded by Commissioner Guan.

Vice-Chair Cordes made a motion to approve file PL20-2328, adopt the resolution subject to the modified conditions of approval. Seconded by Commissioner Guan carried by the following roll call vote:

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

3. PL 21-2797 An Amendment to the Crossroads Specific Plan (CSP) and an Amendment to the Zoning Code. The recommended changes would:

- Adopt minimum tenant sizes in the MU-C District of the CSP;
- Set standards for future land subdivisions in the MU-C District of the CSP;
- Require new construction in the MU-C District of the CSP to include housing or mixed-use;
- Add policies encouraging diverse, high quality tenants in the CSP;
- Require a conditional use permit (CUP) for all new public food markets in the City; and

Set performance standards for new grocery stores in the City.

Address:	Citywide and in the MU-C District of the CSP
Recommendation:	Adopt the attached Resolutions recommending that the City Council find these projects are exempt from CEQA and recommending approval of the proposed ordinances amending the Crossroads Specific Plan and Zoning Code amendments related to Grocery Stores and Public Food Markets.
Project Planner:	Scott Reimers sreimers@templecity.us

Community Development Director Reimers gave a brief presentation.

Commissioner Lee asked for clarification on attachment one which talks about attracting diverse high quality tenants and what kind of rules, procedures and policies will give a diverse set of tenants.

Mr. Reimers said that the Crossroads Specific Plan or often the General Plan sometimes sets policies that are general in nature. This policy statement is meant to be general in nature. The policies will offer direction to staff to help guide business attraction efforts.

Commissioner Cordes asked for clarification if these rules will only apply to future tenants and asked if staff is looking at public food markets.

Mr. Reimers said that the policy talks about attracting. This policy will focus on the city's economic development role. We might have staff go for example to the International Conference of Shopping Centers to try to attract a certain group of tenants. If we hear from residents that we need more regional and national retailers, then our staff will go out and try to find those tenants that will fulfil that need.

Commissioner Guan stated that the term "high quality" is not very clear and asked if city staff would incentivize certain retailers?

Mr. Reimers explained that the policy is meant to be general. Staff would look for evidence that the prospective tenant is high quality. The Economic Development plan can only reach out to businesses who are trying to expand and staff will try to play match maker.

Chair Haddad asked for clarification on the tenant subdivision allowances. He asked if there will be flexibility to the rules. He asked about the prohibited uses in a public food market, parking standards for public food markets, and whether vehicle charging stations could be required when a tenant space is subdivided. He encouraged ridesharing and public transportation.

Mr. Reimers that if the commission is looking for some kind of flexibility it can be recommended that the City Council adopt a footnote to this table if the applicant is doing something different then they can apply for a conditional use permit. He stated that there is a cap on the number of tenants selling non-psycho-tropic CBD products. The parking was not added to the open markets ordinance but it could be added.

Chair Haddad opened the public hearing for comments related to the amendment to the Crossroads Specific Plan (Attachment 1).

Tim Amen, president Super A Foods, stated that they have been at the location for the last ten years. He is concerned about another super market opening, because it will affect his business.

Commissioner Lee moved to close the public hearing on this item. The motion was seconded by Commissioner Guan.

Mr. Reimers stated that BH Properties, a company that currently owns the lease for the former K-Mart building) has received interest from a grocery store interested in renting that location. The item presented to the Commission today is not the grocery store application. The item before them tonight is whether the city should allow tenant subdivisions of space and if so what the minimum size should be, if the Commission wants to set performance standards in the future for grocery markets or if the Commission thinks a CUP should be required, and how should the city handle public food market uses. There is nothing specific to the K-Mart center.

Chair Haddad opened the public hearing for comments related to the zoning code amendments for grocery stores (Attachment 2).

Nobody came forward to speak.

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

Chair Haddad opened the public hearing for comments related to the zoning code amendments for public food markets (Attachment 3).

Nobody came forward to speak.

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

Commissioner Guan asked to ease the restrictions to attract tenants.

Commissioner Lee asked to soften restrictions to new tenants, add a parking standard for public food markets and state that public food markets will be a good use for our community.

Vice-Chair Cordes recommended that he City Council have some flexibility to attract tenants.

Chair Haddad mentioned that Temple City is a business-friendly community and City Council is in support of existing businesses and new businesses. When seeking new tenant's staff is seeking to have a healthy business community.

Commissioner Lee made a motion to approve PL 21-2797 and adopt attachment one recommending that the City Council finds that this project is exempt from CEQA and approve the proposed amendments to the Crossroads Specific Plan (CSP) with the modification that table one be revised, and staff considers means of providing some flexibility including the use of a conditional use permit. The Commission also expressed an interest in having electric vehicle charging stations included in the parking lot improvement projects. Seconded by Commissioner Guan and was approved by the following votes:

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

Commissioner Lee made a motion to approve PL 21-2797 and adopt attachment two recommending that the City Council finds that this project is exempt from CEQA and approve the proposed amendments to the Zoning Code pertaining to Grocery Stores Performance Standards. Seconded by Vice-Chair Lee and was approved by the following votes:

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

Commissioner Guan made a motion to approve PL 21-2797 and adopt attachment three recommending that the City Council finds that this project is exempt from CEQA and approve the proposed amendments to the Zoning Code pertaining to Public Food Markets with the modification that staff considers the appropriate parking standards. Seconded by Commissioner Lee and was approved by the following votes:

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

FUTURE AGENDA ITEMS AND REPORTS:

4. **Community Development Manager Report**

Mr. Reimers gave an update regarding a virtual Housing Element Community meeting held in February. He stated there was about 15 members of the public. He will bring notes taken at the next Planning Commission meeting. The Housing Element will be brought again in June.

5. **Comments from Commissioners**

Vice-Chair Cordes – He attended the virtual housing meeting and it was a good meeting.
Commissioner Guan – No comments.
Commissioner O'Leary – Absent.
Chair Haddad – No comments.
Commissioner Lee – Congratulated Attorney Thuyen for his baby.

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 9:23 p.m.

Chair

Secretary