CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday April 27, 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, O'Leary, Vice-Chair Cordes, Chair Haddad
  - ABSENT: Lee
  - ALSO PRESENT: Community Development Director Reimers, Associate Planner Liu, Associate Planner Gulick, Management Analyst Coyne, Deputy City Attorney Thuyen and Planning Secretary Scott.

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

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of March 23, 2021.

Commissioner Guan made a motion to approve the minutes of March 23, 2021 as amended, listed on the Consent Calendar. Seconded by Vice-Chair Cordes and approved by the following votes:

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

PUBLIC HEARING ITEMS:

2. PL 19-2257 A request for a minor site plan review to construct a new single-family dwelling on an existing flag lot that is zoned R-2. The applicant is requesting the following zone variances: 1) exceed the maximum height limit on a flag lot by two feet (18 feet is the maximum height and the applicant is proposing 20 feet); 2) have a two-story dwelling on a flag lot (applicant is proposing a mezzanine level that functions like a second story); and 3) exceed the maximum floor area ratio (FAR) (maximum FAR is 0.35 and the applicant is proposing 0.479).

Address: 6239 Golden West Avenue

Recommendation: Adopt the attached resolution denying file 19-2257.

Project Planner: Adam Gulick
agulick@templecity.us

Associate Planner Gulick gave a brief presentation.

Chair Haddad asked for clarification of when the application was submitted.

Mr. Gulick stated that the application was submitted before the new zoning code became effective on January 3, 2020.

Mrs. Liu stated that one of the differences between the previous zoning code and the new zoning was in regard to lot coverage which was previously set at 50 percent. In the new zoning code the lot coverage is 27.5 percent of the lot size plus 1,125 square feet.

Chair Haddad opened the public comment.

Mr. Mata, applicant, gave a brief history of when they moved to Temple City. As a designer, he stated that he added a mezzanine to add natural light to the house and to have space for his kids and to use it as an office. He mentioned that he did not know that the maximum height of a structure on a flag lot changed from 20 feet to 18 feet. He stated that a mezzanine is allowed in other jurisdictions.

Ms. Mata asked the Commission to allow the mezzanine to have more space for her kids to study and for herself to work.

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

Commissioner O'Leary asked attorney Thuyen for clarification on the three items necessary to get a zone variance.

Mr. Thuyen stated that there has to be unique circumstances for example, a located on a hillside, an irregular shaped lot, or vary narrow or shallow lot dimensions. There is not a unique circumstance in this case to give a variance in this situation.

Commissioner O'Leary made a motion to adopt a resolution denying the request for variance file PL20-2257. Seconded by Vice-Chair Cordes carried by the following roll call vote:

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

Mr. Reimers stated that they have 15 days to appeal and also clarified that the variance, reducing the height and removing the mezzanine was denied. They can continue with their zoning clearance.

3. PL 20-2522. A request for modification of a conditional use permit to expand the floor area of an existing dance studio.

Address:	5220 Rosemead Blvd
Recommendation:	Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 20-2522 subject to the proposed conditions of approval.
Project Planner:	Andrew Coyne acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Chair Haddad opened the public comment.

Ricky Jin Sun, project applicant, agreed with all the conditions of approval.

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

Commissioner Guan made a motion to adopt a resolution approving file PL 20-2522, subject to the conditions of approval recommended by staff. Seconded by Vice-Chair Cordes and carried by the following roll call vote:

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

4. PL 19-1886. A request for approval of a tentative parcel map and major site plan review to divide the property into a flag lot subdivision and to construct a new single-family house with an accessory dwelling unit on each parcel.

Address: 9433 Lemon Avenue

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 19-1886 subject to the proposed conditions of approval.

Project Planner: Hesty Liu
hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Chair Haddad opened the public comment.

Twen Ma, project architect, agreed with all the conditions of approval.

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

Vice-Chair Cordes made a motion to adopt a resolution approving file PL19-1886 subject to the recommended conditions. Seconded by Commissioner Guan and carried by the following roll call vote:

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

5. PL 20-2601. A request for a tentative parcel map and a major site plan review to construct four condominium units.

Address: 4447 Ellis Lane

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 20-2601 subject to the proposed conditions of approval.

Project Planner: Andrew Coyne
acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Chair Haddad opened the public comment.

Kamen Lai, project designer, agreed with all the conditions of approval.

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

Vice-Chair Cordes made a motion to adopt a resolution approving file PL20-2601, subject to the conditions of approval recommended by staff. Seconded by Commissioner Guan carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

6. **Community Development Manager Report**

Mr. Reimers announced that City Hall will be open by appointment only starting next week. He gave a summary of the Department's Annual Report.

7. **Comments from Commissioners**

Vice-Chair Cordes – Wished everyone to stay safe.
Commissioner Guan – No comments.
Commissioner O'Leary – Thanked staff for their job.
Chair Haddad – No comments.
Commissioner Lee – Excused absence.

ADJOURNMENT:

8. The Planning Commission Meeting was adjourned at 9:27 p.m.

Chair

Secretary