CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday February 22, 2022, 7:30 P.M.
Via Teleconference
www.templecity.us

OPENING MATTERS:

- **Call to Order**

  Vice-Chair Guan, acting as the Chair for the meeting, called the Planning Commission Regular Meeting to order at 7:30 p.m. telephonically using the zoom application.

- **Roll Call:**

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

Commissioner Haddad moved to excuse Commissioner Lee for due cause. Seconded by Commissioner O'Leary and unanimously carried.

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT:

CONSENT CALENDAR:

1. Planning Commission Minutes of January 25, 2022.

Chair Cordes made a motion to approve the minutes of January 25, 2022, listed on the Consent Calendar. Seconded by Commissioner O'Leary and approved unanimously by the following votes:

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

NEW ITEM:

2. PL 22-3196: General Plan Annual Progress Report 2021

Address: Citywide

Recommendation: Review the annual report regarding the implementation of the General Plan and recommend that the City Council approve this annual report

Project Planner: Hesty Liu
hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Commissioner Haddad asked for clarification whether the 722 units were constructed last year, and 119 units exceeding RHNA would be a good thing. How many units short in terms of affordable housing?

Mrs. Liu stated that the 722 total was for the last eight years. The shortage of affordable units was 196 units.

Commissioner O'Leary asked for clarification on RHNA numbers, SB 9 Ordinance, and what would be the RHNA number for the next eight-year period.

Mr. Reimers said that the City is waiting to see what needs to be amended for the SB 9 Ordinance. The City is waiting for the State's comments.

Chair Cordes said that he had a chance to go visit the office and was impressed with the services provided by the city staff. The City was moving in the right direction.

Acting Chair Guan said that online services is the new trend and asked if assistance was provided to people who needed help to apply online.

Mr. Reimers stated that the City staff help people in planning and in building to use online services.

Mrs. Liu stated that the problem usually happens the first time people use the online service. Staff would help people with flexibilities and special accommodations.

Acting Chair Guan opened the meeting for public comment.

Cyl Rudar, resident, asked about RHNA certification and the number out of the 722 units which had been built. She also asked about the definition for inclusionary housing.

Mrs. Liu stated that the total of 722 units were those which had been issued permits. Based on staff's experience, the vast majority of the units which got a building permit would get built.

Mr. Reimers said that the State only asks cities to report the number of permits issued, not certificates of occupancy issued. An inclusionary housing is an ordinance that requires a certain percentage of new housing units in a development to be set aside for low- or moderate-income households.

Commissioner Haddad moved to close the public comments. The motion was seconded by Chair Cordes.

Chair Cordes made a motion to approve file PL 22-3196, the receipt of the Implementation of the General Plan Annual Report for 2021, and recommend that the City Council approve this annual report. Seconded by Commissioner Haddad carried by the following roll call vote:

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

The Commissioners made final comments.

FUTURE AGENDA ITEMS AND REPORTS:

3. **Community Development Director**

   Community Development Director Reimers gave an annual report for 2021.

4. **Comments from Commissioners**

   Vice-Chair Cordes – No comments
   Commissioner Guan – No comments
   Commissioner O'Leary –No comments
   Chair Haddad – No comments
   Commissioner Lee – Absent

Acting Chair Guan opened the public comments for items not listed on the agenda.

Cyl Rudar, resident introduced herself as a member of the West San Gabriel Realtor Association and she will be joining future Planning Commission meetings.

Commissioner O'Leary moved to close the public comments for items not listed on the agenda. The motion was seconded by Chair Cordes.

ADJOURNMENT:

5. The Planning Commission Meeting was adjourned at 8:38

Chair

Secretary