CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday July 26, 2022, 7:30 P.M.
Via Teleconference
www.templecity.us

OPENING MATTERS:

- **Call to Order**
- **Roll Call:**
  - PRESENT: Haddad, O'Leary, Vice-Guan, Chair Cordes
  - ABSENT: Lee
  - ALSO PRESENT, Deputy City Attorney Espinosa, Community Development Director Reimers, Management Analyst Coyne 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**

REORGANIZATION OF THE PLANNING COMMISSION

- Community Development staff calls for nominations for a new Chair.

  Commissioner Haddad made a motion to nominate Vice-Chair Guan as the Chair of the Planning Commission. There were no other nominations. The motion was seconded by Commissioner O'Leary and was unanimously carried by the following votes:

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

- Chair conducts nominations for new Vice-Chair.

  Commissioner O'Leary made a motion to nominate Commissioner Haddad for Planning Commission Vice-Chair. There were no other nominations. The motion was seconded by

Commissioner Cordes and was unanimously carried by the following votes:

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

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of June 28, 2022.

Vice-Chair Haddad made a motion to approve the minutes of June 28, 2022, listed on the Consent Calendar. Seconded by Commissioner Cordes and approved unanimously by the following votes:

PUBLIC HEARING ITEM:

2. PL 22-3428 A request for a time extension for Tentative Parcel Map No. 73518 and site plan review for the construction of three detached condominium dwelling units

Address:	9040 Broadway
Recommendation:	Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 22-3428 subject to the recommended conditions of approval.
Project Planner:	Hesty Liu, Associate Planner hliu@templecity.us

Community Development Director Reimers gave a brief presentation.

Commissioner O'Leary said that he is aware that this property has had property maintenance issues. He asked if the applicant will demolish the existing structure before permits can be issued.

Mr. Reimers stated that staff can work with the applicant to remove the building then eliminate any property maintenance issues.

Chair Guan asked if there was a problem with the existing structure.

Mr. Reimers said that there has been some code enforcement issues due to maintenance which creates a nuisance.

Chair Guan opened the public comments.

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

Vice-Chair Haddad made a motion to extend the expiration date of the project for another year and direct staff to work with the applicant to remove existing structure as soon as possible. Adopt the resolution, approving, file PL 22-3428, subject to the conditions of approval. Seconded by Commissioner O'Leary carried by the following roll call vote:

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

3. PL 21-3149 A request for a major site plan review and tentative tract map to construct a four-story, mixed-use development, consisting of 46 residential condominium units, totaling 59,779 square feet, and 5,800 square feet of ground-floor retail. The project will provide a total of 144 parking spaces, with 51 ground-floor spaces for the commercial component, and 93 assigned-residential spaces on the ground floor and mezzanine level.

Address: 9465 Las Tunas Drive

Recommendation: Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-3149 subject to the proposed conditions of approval.

Project Planner: Andrew Coyne, AICP, Management Analyst
acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Commissioner Cordes asked about residential and business parking, mechanical gate access, setbacks clarification and traffic study.

Mr. Coyne stated that all commercial units have parking onsite, resident parking will be separated with their own access gate. There will not be a mechanical gate to enter the parking lots. The study traffic study was done by an environmental consultant.

Commissioner O'Leary asked if this project will benefit to the City's Regional Housing Needs Allocation (RHNA) and Temple City schools.

Mr. Coyne answered in the affirmative.

Vice-Chair Haddad asked if any consideration was done to install an electrical vehicle charging station and solar panels.

Mr. Coyne stated that the project will include electrical vehicle charging stations and solar panels. He said the applicant would provide more information on that subject during their presentation.

Chair Guan asked about the rear minimum setback on the building, and EV charging.

Mr. Coyne said that the minimum setback is 15 feet (when adjacent to residential uses).

Chair Guan opened the public comments.

Ken Lee and Mark Rodgers, representing the applicant, gave an introduction and presentation about their company.

Peter Choi, Temple City Chamber of Commerce president, thanked the Planning Commission and staff. He spoke in support of the project.

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

Vice-Chair Haddad asked the applicant for clarification on EV chargers. He asked staff if that will be one of the conditions. In addition, he asked about vines. He stated that he went to the community meeting held on May 31, 2022.

Ken Lee said that EV chargers, battery storage and solar panels are in the works. The guidelines from Cal-Green code have not been released yet, but when the project goes to plan check, they will add EV chargers.

Commissioner O'Leary thanked staff and applicants for their presentations. He is in favor of the project.

Commissioner Cordes liked the design of the building and asked about subterranean parking and whether traffic impacts were taken into consideration.

Ken Lee said subterranean parking would increase construction cost significantly as well as the time line for the project.

Mr. Reimers said that the applicant did not prepare the traffic study. The city hired a consultant to conduct the study. This project conforms to the general plan standards and has a low vehicle miles traveled (VMT).

Chair Guan thanked the applicant and asked if they will abide by the conditions of approval. She also asked about the landscaping irrigation on the second floor courtyard.

Mr. Coyne stated that there will be an irrigation system.

Commissioner Cordes made a motion to approve file PL 21-3149, and adopt the resolution subject to the conditions of approval. Seconded by Vice-Chair Haddad carried by the following roll call vote:

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

4. Discussion of Zoning Code regulations pertaining to landscaping, hardscaping, and use of artificial turf in single-family zones.

Recommendation: Provide direction to staff on the initiation of a Zoning Code Amendment.

Project Planner: Scott Reimers
sreimers@templecity.us

Community Development Director Reimers gave a brief presentation.

Commissioner O'Leary stated that residents should make their own decision on drought tolerant landscaping. He also asked if this should be applied to new developments. The city should establish some rules.

Mr. Reimer said that it is up to the Planning Commission on how it should be applied.

Vice-Chair Haddad is in support of drought tolerant yards, and asked how staff came up with the maximums and minimums in the code.

Mr. Reimers said that staff studied the issue in 2019. Staff can ask other cities.

Commissioner Cordes is in support of the city's traditional turf. He and Commissioner O'Leary agreed to have residents establish some boundaries. The point should be how to conserve water.

Chair Guan is in support of real grass because plastic underneath is not good for people's health.

Chair Cordes opened the public comments.

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

The Commission directed staff to continue studying the issue.

FUTURE AGENDA ITEMS AND REPORTS:

5. **Community Development Director**

Mr. Reimers gave an update on June's monthly report. The demolition at 9411 Las Tunas Dr. has been completed. The second floor of the building at 5570 Rosemead Blvd. is now complete. Work has begun on the façade improvement at 5665 Rosemead Blvd. (Chuze Fitness and GW Supermarket). The city received the State's comments on the Housing Element. The multi-family objective design standards will be brought back for approval soon. Casa Robles is proposing a 23-lot, single-family subdivision; staff is working to get an environmental consultant on board. The City Council has asked for a full briefing on community preservation practices and policies.

6. **Comments from Commissioners**

Vice-Chair Haddad – Congratulated Chair Guan and thanked staff.
Commissioner O'Leary – Congratulated Chair Guan and Vice-Chair Haddad.
Chair Guan – Thanked staff.
Commissioner Cordes- Congratulated Chair Guan.
Commissioner Lee-Absent

ADJOURNMENT:

7. The Planning Commission Meeting was adjourned at 9:35 p.m.

Chair

Secretary