CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday September 13, 2022, 7:30 P.M.

OPENING MATTERS:

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

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

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of August 23, 2022.

Vice-Chair Haddad made a motion to approve the minutes of August 23, 2022, listed on the Consent Calendar. Seconded by Commissioner O'Leary and approved unanimously by the following votes:

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

PUBLIC HEARING ITEM:

2. PL 20-2640 Review and adoption of the sixth cycle (2021-2029) Housing Element for the Mid-century General Plan

Address:	Citywide
Recommendation	Adopt a resolution ("Attachment 1") recommending that the City Council: 1. Adopt the Addendum to the Final Mid-Century General Plan EIR; 2. Amend the General Plan by replacing the current Housing Element with the Draft Housing Element (Exhibit A of Attachment 1); 3. Authorize the City Manager, or designee, to make technical changes and other non-substantive edits that may result from the Department of Housing and Community Development review for final certification without further consideration or re-adoption by the City Council.
Project Planner:	Hesty Liu, Associate Planner hliu@templecity.us

Associate Planner Liu introduced the first chapter of the Powerpoint presentation.

Jen Murillo, from Lisa Wise Consulting (LWC), gave a presentation on the remaining slides in regards to the Housing Element.

Vice-Chair Haddad asked for clarification about the addendum to the EIR, the income threshold for median income, and if there is a deadline to complete all the housing programs.

Mr. Reimers stated that the addendum analyzes each of the relevant subject matters in CEQA such as traffic, air quality and noise. The conclusion was that adopting the Housing Element will not have an impact on the environment. The current median income in Los Angeles County is $80,000 for a family of four. As for the housing program implementation, each housing program is given an objective as to when and how the program should be implemented. The city has received a grant to fund the Housing Element Update, part of the grant will be used for implementation, and there is no known penalty from the state if an objective (program) is not met. The Housing Element front loads most of the programs, which is ambitious. The City has eight years to implement these programs. If they are not implemented they are usually carried over to the next Housing Element.

Commissioner O'Leary stated that the City was in a very good place because of the work previously done on the Crossroads Specific Plan. He asked if the Alpha Beta site (5935 Temple City Boulevard) was included in the report sites inventory.

Ms. Liu confirmed that the Alpha Beta site was included in the sites inventory.

Chair Guan asked about inclusionary housing units and an update on the ADU regulations.

Mr. Reimers said that based on the practice with other cities, the Inclusionary Housing Ordinance would only apply to a project at a minimum threshold of 10 units. The applicant can usually choose to pay a

fee to the City to fund a project somewhere else. In regards to the update for ADUs, staff is waiting for the state to respond to the City's inquiry.

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 expressed his opinion that the Housing Element should have an acronym page to make reading easier. He also felt that the Housing Element should be presented in person for the City Council meeting. He thanked staff for their work.

Chair O'Leary thanked staff for preparing this report.

Vice-Chair Haddad made a motion to approve the attached resolution, recommending that the City Council adopt the Housing Element. Seconded by Commissioner O'Leary carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

4. **Community Development Director**

Mr. Reimers gave an update for 9441-9541 Las Tunas Drive. He stated that this project was approved by planning and is currently under building plan check. The mixed-used project at 5570 Rosemead Boulevard, has completed its top floor. The former K-Mart site is continuing to make progress on the interior and exterior. The fencing at 9324 Lower Azusa (Joe's Auto body shop) has been removed and they will start on the landscaping soon. Underground plumbing at 5300 Rosemead has been done and footing was inspected. The review of multi-family housing objective design standards will be presented at the next Planning Commission meeting. The environmental consultant for Casa Robles has been chosen. The inclusionary housing ordinance is moving forward, data collection has begun on how much development has occurred.

5. **Comments from Commissioners**

Vice-Chair Haddad – Attended the New Moon festival
Commissioner O'Leary – Wished Scott a happy birthday
Chair Guan – Attended the New Moon Festival
Commissioner Cordes – Absent
Commissioner Lee – Absent

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 8:44 p.m.

Chair

Secretary