CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday September 27, 2022, 7:30 P.M.

OPENING MATTERS:

- **Call to Order**
- **Roll Call:**
  - PRESENT: Cordes, Lee, O'Leary, Vice Chair-Haddad, Chair Guan
  - ABSENT:
  - ALSO PRESENT, Deputy City Attorney Gutierrez, Community Development Director Reimers, Management Analyst Coyne and Planning Secretary Scott.
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of September 13, 2022.

Vice-Chair Haddad made a motion to approve the minutes of September 13, 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 – Cordes and Lee
NOES:	Commissioner – None
ABSENT:	Commissioner – None

PUBLIC HEARING ITEM:

2. PL 21-3071 Multi-Family Objective Design Standards Process and Prototype Plans
   Address: Multi-Family Zones (R-2 & R-3)

Recommendation	Adopt the attached Resolution recommending that the City Council adopt the proposed ordinance.
Project Planner:	Andrew Coyne, Management Analyst acoyne@templecity.us

Management Analyst Coyne gave a presentation.

Vice-Chair Haddad asked for clarification on the stairs and balcony. He suggested that the City provide more architectural styles beyond the two presented.

Mr. Coyne stated that the current zoning code only allows stairs to be inside the building. Staff believes that if the design of an exterior stairway is consistent with the architectural style, then it should be allowed on the exterior. City staff reached the conclusion after working on the prototypes with the consultant. The prototypes are to be consistent with the zoning code. The City's intention is to create a library with numerous styles and options to choose. This is just the initial stage of creating the library.

Commissioner Cordes liked the prototypes concept because it will expedite the process of moving things faster. In addition, he asked about the number of units built on a property. If a developer wants to build 40 units, would the project need to go through environmental review? He suggested to putting a cap in place. He also asked about tandem parking.

Mr. Coyne stated that if a developer asks to build 40 units and it is consistent with the prototype, they can go through the expedited approval process and do not need to undergo CEQA review. The code will allow tandem parking to fit the number of required parking spaces which is 30 percent.

Mr. Reimers stated that a 40 unit project is highly unusual. It is not likely to happen. Generally the goal of this project is to approve projects via a non-discretionary process which is exempt from CEQA. Often, CEQA is used to hold up projects, and the state wants cities to move away from that approach.

Commissioner O'Leary asked about split lots. He stated that this process will save time in the application process. He also asked if Temple City is the only one that is following this new approach. He also suggested to expand the library catalog to add more options.

Mr. Reimers stated that other cities are adopting objective design standards, but none, to his knowledge, were creating prototype designs.

Commissioner Lee also suggested to have more styles added to the library. He asked if solar panels should be included in the plans. He asked if the city can require locations to plant trees for privacy and type of trees.

Mr. Reimers said that staff could suggest where the trees be planted on the site plan.

Mr. Coyne stated that there will be a checklist to make sure that projects are consistent with the prototypes. The solar panels will be required when the project goes through the building plan check.

Chair Guan asked for clarification on the design features of the exterior stairs and which zones they applied to. She also asked why a prototype was not prepared for a 50-foot wide lot.

Mr. Coyne said that it is a recommendation for Spanish revival style. The City does not expect to see exterior stairs on every project. These projects are only limited to R2 and R3, there are no changes to the R1 zone. The city did an inventory of all the R2 & R3 lot and chose those dimensions because they were repeatedly seen.

Mr. Reimers stated that a courtyard is not required in a lot that is less than 60 feet in width. It will be a whole different development you will be looking at. This code will only apply to lots that are 50 or 60 feet or wider.

Chair Guan opened the public comments.

Vice-Chair Haddad asked staff if the City is saving the applicant money, since the work has been done upfront. Can the City charge a higher fee for the expedited approval? The money could be used to fund other improvements in the community.

Mr. Reimers stated that the fees the applicant pays are directly related expenses incurred in reviewing the application.

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

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

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

FUTURE AGENDA ITEMS AND REPORTS:

4. **Community Development Director**

Mr. Reimers gave an update on the mixed-use project at 5570 Rosemead, noting the building has reached its maximum height. The former K-Mart site has made some interior progress. 9324 Lower Azusa, (Joe's Auto Body Shop) has removed the fence and is now working on the landscape. Casa Robles, the former Pasadena Nazarene retirement community, has paid fees to begin the environmental work. The Housing Element will be reviewed by the City Council on October 18. He gave an update on the Community Development Department monthly report for the month of August.

5. Comments from Commissioners

Vice-Chair Haddad – Thanked staff for the presentation.
Commissioner O'Leary – Thanked staff for the presentation.
Chair Guan – No comments.
Commissioner Cordes – No comments.
Commissioner Lee – No comments.

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 8:45 p.m.

Chair

Secretary