CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday October 11, 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, Associate Planner Liu and Planning Secretary Scott.
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of September 27, 2022.

Commissioner Cordes made a motion to approve the minutes of September 27, 2022, listed on the Consent Calendar. Seconded by Commissioner Lee and approved unanimously by the following votes:

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

PUBLIC HEARING ITEM:

2. PL 22-3558 A request for a time extension for the entitlements of a subdivision project consisting of five attached condominium dwelling units. The entitlements include Tentative Tract Map No. 82843, a site plan review, and a zone variance. The variance was granted for the permeable lot coverage which was required at 40 percent at the time of project approval. The current Zoning

Code has no requirement for permeable coverage when a projects will be built on a subterranean parking garage.

Address: 5826 Cloverly Avenue

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 22-3558, subject to the recommended conditions of approval.

Project Planner: Hesty Liu, Associate Planner
hliu@templecity.us

Associate Planner Liu gave a presentation.

Chair Guan opened the public comments.

Jason Sun, architect, stated he agreed with all of the conditions of approval.

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

Commissioner Lee made a motion to approve file PL 22-3558 and adopt the resolution subject to the conditions of approval. 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

3. 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, Community Development Manager
sreimers@templecity.us

Mr. Reimers gave a presentation.

Commissioner Lee stated that he has seen some bad examples of artificial turf, partly because it does not look real. He suggested to choose a material that looks more authentic. The setbacks for the buffer will help. He also asked about the length of the grass, and the city's process to ensure the turf is maintained.

Mr. Reimers stated that the samples shown tonight were high quality material, but staff can follow up with the manufacturer that makes the grass to find out how long it lasts. The artificial grass needs to be changed at least every ten years. If the grass gets faded community preservation can follow up.

Vice-Chair Haddad thanked staff for the presentation and asked for clarification on live vegetation and whether it will include gravel and bark. He said that the city's ordinance should be specific as to the required percentage of live vegetation or hardscape. He asked if the city can require live vegetation to be California friendly. Another suggestion was to require drip irrigation.

Mr. Reimers stated that when stone and bark mulch are used as a filler between vegetation it is considered live vegetation. If it is stone, it is considered hardscape. For new construction regulating the landscape material is easier because the owner is required to submit landscape plans and those plans are already under state regulation to be water efficient landscaping. If someone wants to replace a few plants, it would be hard for the city to tell a property owner what kind of plants they must use. Even when someone is not using artificial plants, they could use drip irrigation.

Commissioner O'Leary stated that there should be a maximum percentage of artificial turf in place and the city should flexible.

Commissioner Cordes stated he is not in favor of artificial turf. He is concerned about weeds growing under the artificial turf. He suggested to develop a prototype landscape plan.

Chair Guan is not in favor of artificial grass. She believes that when the sun gets very hot, there is chemical released in the air which is dangerous to people's health. She also asked why we are allowing it now and the cost.

Mr. Reimers stated that the city currently allows 24 percent on the front yard, because of the drought there is a belief that there should be an allowance for more artificial turf to reduce water usage. He told the commission they can decide what percentage the city should allow. He said that artificial grass cost is expensive when you include material and installation. The grass should be replaced every 10 years. It is cheaper to grow grass from seed.

Vice-Chair Haddad suggested having 3-foot setbacks. The hardscape should not exceed 45 percent of the front yard and artificial should be 22 percent. He asked for direction on the corner side yard setbacks.

Commissioner O'Leary made a motion recommending that the city council provide direction on the initiation of a new Zone Code Amendment relating to landscaping to initiate a zoning code amendment. Seconded by Commissioner Lee 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 Boulevard. They are currently doing framing, mechanical and plumbing. The former K-Mart site has added windows. The Housing Element will go to City Council on October 18, 2022.

5. **Comments from Commissioners**

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

ADJOURNMENT:

6. The Planning Commission Meeting was adjourned at 8:58 p.m.

Chair

Secretary