CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, August 22, 2023, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

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

Commissioner Cordes moved to excuse Commissioner Guan for due cause. Seconded by Commissioner Lee and unanimously carried.

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENTS: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of July 25, 2023.

Commissioner Cordes made a motion to approve the minutes of July 25, 2023, listed on the Consent Calendar. Seconded by Commissioner Lee and approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

2. PL 23-4149. A request for a Zone Variance and a Site Plan Review for a residential development consisting of a new front porch and a new master bedroom. The Zone Variance is requested for a reduced front setback which is 13'-2" for the front porch and 6'-6" for the master bedroom. The required minimum front setback is 20 feet. The subject property is located on a private street with a zoning designation of R-1.

Address: 5410 Warman Lane

Recommendation Continue the public hearing to September 26, 2023.

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

Associate Planner Liu recommended this item to be continued to September 26, 2023, due to new information surfacing during the public notice period. Since the project was noticed, there might be people in the audience who wish to speak.

Chair Haddad opened the public comments.

Chris Mcdemott, resident, expressed concern about too many vehicles being parked on the street and stated there would be no access for emergency vehicles to access the street.

Joseph Alvares, property owner, stated that he has construction material stored in his garage. He has two trucks parked on the street. Once construction is done then he will move his vehicles back in the garage.

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

Commissioner Lee made a motion to continue file PL 23-4149 to the meeting of September 26, 2023. Seconded by Commissioner Lee and carried by the following roll call vote:

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

3. PL 19-2207. Vesting Tentative Parcel Map No. 82993 and site plan review for a lot-split subdivision with the construction of a new single-family residence on each of the new parcels. The property is in the R-1 Zone and is designated for low-density residential developments.

Address: 10660 Daines Drive

Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 19-2207 subject to the recommended conditions of approval.
Project Planner:	Hesty Liu, Associate Planner hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Richard Chiu, designer, agreed with the conditions of approval.

Chair Haddad opened the public comments.

Stuart Chen, a resident, commented about traffic, noise, privacy, property maintenance, and trash and debris management.

Shirley Chen, a resident, commented about privacy, traffic control and parking concerns.

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

Commissioner Cordes commented on controlling construction activities and privacy.

Commissioner Lee asked the applicant to work with staff to preserve privacy.

Ms. Liu clarified conditions 24 and 25 which are standard conditions for construction activities and waste material management. There are generally two options to address the privacy concern: minimize the number of windows facing the neighbor on the second floor and plant a hedge along the southern property lines for both parcels.

Vice-Chair O'Leary made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 19-2207 subject to the proposed conditions of approval with an amendment that the applicant minimize the number of second floor windows facing the neighbor or use high sill windows for additional lighting, and plant hedges along the rear of both parcels. Seconded by Commissioner Lee carried by the following roll call vote:

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

4. PL 23-4123. A request for a time extension for Tentative Parcel Map No. 74501 and a site plan review for a flag lot subdivision with a new, two-story, single-family dwelling on the front lot and a new, single-story, single-family dwelling on the rear lot.

Address:	9409 Olive Street
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 23-4123 subject to the recommended conditions of approval.
Project Planner:	Andrew Coyne, Management Analyst acoyne@templecity.us

Management Analyst Coyne gave a brief presentation.

Chair Haddad opened the public comments.

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

Commissioner Lee made a motion to adopt a resolution finding the project exempt from CEQA and approving file PL 23-4123. Seconded by Commissioner Cordes and carried by the following roll call vote:

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

NEW BUSINESS:

Discussion regarding anonymous public speakers.

The Commission concluded that is not necessary for public speakers to give an exact address where they live when discussing public hearing items. Staff will continue to ask for the address on the speaker request form.

Deputy City Attorney Gutierrez stated that speakers are not required to give an address.

FUTURE AGENDA ITEMS AND REPORTS: NONE

5. **Community Development Director's Report**

Mr. Reimers gave an update for the following locations.

- 5665 Rosemead Boulevard- Tesla charging stations will be installed.
- 5570 Rosemead Boulevard- Interior improvements are ongoing and cladding will be installed soon.
- 9441 Las Tunas Drive-The metal awnings still need to be installed.
- 5300 Rosemead-Stucco, drywall and metal panels have been installed.
- 6054 Encinita-Framing is nearly complete.
- 4447-Ellis Lane-Framing is underway.
- Primrose-Footing is underway.

- Multi-Family Objective Design Standard-Going to City Council September 5, 2023.
- Community Development Department Activities- Gave a monthly report for August.

6. Comments from Commissioners

Vice-Chair O'Leary – Celebrated Grandson's 3rd birthday.
Commissioner Cordes – No comments.
Chair Haddad – Commented about transients.
Commissioner Guan – Absent
Commissioner Lee – No comments.

ADJOURNMENT:

7. The Planning Commission Meeting was adjourned at 8: 25 p.m.

Chair

Secretary