CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, October 8, 2024, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

OPENING MATTERS:

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

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

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENTS: None

CONSENT CALENDAR:

1. Planning Commission Minutes of September 10, 2024.

Commissioner Cordes made a motion to approve the minutes of September 10, 2024, listed on the Consent Calendar. Seconded by Commissioner Guan and approved unanimously by the following votes:

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

PUBLIC HEARING ITEM:

2. PL 23-4386 A request for a major site plan review and tentative tract map to construct an 18-unit condominium development. The applicant is requesting a density bonus in accordance with

California Government Code Sections 65915-65918 by providing two very-low-income dwelling units. Upon review by the Planning Commission, the project will require approval from the City Council.

Address:	6119 Temple City Blvd
Recommendation	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL23-4386 subject to the proposed recommended conditions of approval.
Project Planner:	Andrew Coyne

Community Development Supervisor Bu gave a brief presentation.

Commissioner Cordes asked for clarification on concessions and waivers.

Commissioner Guan commented on the low-income percentage and rear yard setback concession.

Community Development Supervisor Bu stated that 15% will be dedicated for affordable housing.

Community Development Director Reimers stated that under state law, the number of bonus units is based on the original number of units allowed by-right. The findings for a concession are set by state law and can only be denied if there is deemed to be a significant impact on a historic structure or a health or safety concern.

Chair O'Leary called to open the meeting for public comments.

Alex Lai, applicant, provided examples of similar projects built in other cities.

Vice-Chair Lee asked the applicant for clarification on the very-low-income units, infrastructure for utilities, community benefits, and the request for a density bonus.

Commissioner Guan commented about not issuing overnight parking permits.

Commissioner Cordes commented on the development's size and overnight parking issues.

Vice-Chair Lee asked whether an infrastructure study would be conducted prior to approval.

Community Development Supervisor Bu stated that this would be done prior to the final map approval.

Edwin Buchman, resident, expressed concerns about traffic, the loss of a city owned tree, and trash cans.

Helen Dey, resident, raised concerns about noise and traffic.

Patrick Dull, resident, commented that the three-story structure would increase traffic, raise safety and parking issues, cause noise, and decrease property values.

Steven Chan, architect, responded to concerns raised by members of the public.

Chair O'leary asked the applicant if not issuing overnight parking permits will be disclosed in the CC&Rs.

Steven Chan, architect, stated that the buyers will make the decision about purchasing or renting based on not being able to obtain a parking permit.

Beatriz Buchman, resident, expressed her opposition to the project.

Meizi Liu, resident, voiced concerns about traffic between 7:00 a.m. and 8:30 p.m. from Garibaldi and Longden, and concerns with the low-income housing units.

Ray Wu, resident, suggested reducing the number of units or to not build them at all.

Steven Chan, architect, addressed final comments from the public.

Commissioner Guan called to close the meeting for public comments. Seconded by Commissioner Cordes.

City Attorney Gutierrez stated that city staff cannot determine density or parking; The applicant is following state law.

Community Development Director Reimers commented about the general plan and stated that the developer complies with state law. The project adheres to the vision of the general plan. He provided clarification on the affordable housing units, traffic, trash, and city trees.

Vice-Chair Lee asked for clarification on whether the commission must approve the project based on state law findings and if utilities would be able to serve the project.

Community Development Director Reimers explained that, as part of the general process, staff works with utility companies, and a study is prepared to ensure that the infrastructure is sufficient. The proposed project meets the capacity that is envisioned for the General Plan. The city is in the process of conducting a development impact fee study to require additional development fees.

Deputy City Attorney Gonzalez stated that the Planning Commission is the discretionary body and must make reasonable findings to deny a project.

Commissioner Guan acknowledged comments brought by the public and stated that the project address is in the R3 zone, which allows to build the 18-unit condominium development.

Commissioner Cordes thanked the public for their comments and noted that decisions are made at a higher level.

Chair O'Leary provided final comments.

Commissioner Guan made a motion to adopt a resolution finding the project exempt from CEQA and recommending that the City Council approve file PL 23-4386. The motion was seconded by Commissioner Cordes and the motion carried by the following roll call vote:

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

UNFINISHED BUSINESS ITEM: None

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

9450 Las Tunas Drive – Ace Hardware is currently stocking the store.
4447 Ellis Lane– Framing, electrical, plumbing, & mechanical completed.
5937 Primrose Avenue – Stucco is being applied.
4910 Encinita Avenue – Scratch coat is being applied.
5410 Encinita Avenue – Unit 1 foundation poured.
5835 Kauffman Avenue – Framing is going up.
5826 Cloverly Avenue – For sale.
9040 Broadway Avenue– Undergoing drywall installation.
5922 Encinita Avenue – Undergoing framing.
5638 Alessandro Avenue– In plan check.
Community Development activities for the month of September.
Las Tunas Drive Streetscape update.
City Hall roof and HVAC replacement update.
San Gabriel Valley Humane Society will have their 100-year celebration on October 12.

OTHER ITEMS:

5003 Sereno Drive – Escrow has closed.
9050 Las Tunas Drive –

- Former Chamber of Commerce office
- Meeting with the Ad Hoc in November

COMMENTS FROM COMMISSIONERS:

Chair O'Leary – Thanked staff.
Commissioner Cordes – Congratulated Andrew for the birth of a new baby.
Commissioner Haddad – Excused.
Commissioner Guan – No comments.
Vice-Chair Lee – No comments.

ADJOURNMENT:

4. The Planning Commission Meeting was adjourned at 9:55 p.m.

Chair

Secretary