PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA

REGULAR MEETING
JUNE 14, 2016 – 7:30 P.M.

1. **CALL TO ORDER** – Chairman O'Leary

2. **ROLL CALL** – Commissioner Cordes, Leung, Marston, Haddad, O'Leary

PRESENT: Commissioner – Cordes, Leung (arrived at 7:40 p.m), Marston, O'Leary

ABSENT: Commissioner – Haddad

ALSO PRESENT: Planning Manager Reimers, City Attorney Murphy, Associate Planner Liu, and Planning Secretary Venters

Commissioner Cordes made a motion to excuse Vice-Chairman Haddad for due cause, seconded by Commissioner Marston and unanimously carried by the following votes:

AYES: Commissioner – Cordes, Marston, O'Leary
ABSTAIN: Commissioner – None
NOES: Commissioner – None
ABSENT: Commissioner – Leung, Haddad

3. **PLEDGE OF ALLEGIANCE**

4. **PRESENTATIONS**

5. **PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA**

Ben Ly, resident, suggested that staff incorporate a reserved area in Temple City Park for people to eat and for the handicapped.

Planning Manager Reimers, stated that certain structures in the park could be reserved and that he could forward the recommendation to the Parks and Recreation Director.

6. **CONSENT CALENDAR**

Recommendation: Approve Item A per recommendations.

A. APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

1) Minutes of the Planning Commission Meeting of April 12, 2016.

Commissioner Marston made a motion to approve the consent calendar. Seconded by Chairman O'Leary and was approved unanimously by the following votes:

AYES:	Commissioner – Marston, O'Leary
ABSTAIN:	Commissioner – Cordes
NOES:	Commissioner – None
ABSENT:	Commissioner – Leung, Haddad

7. PUBLIC HEARING

A. A request for time extension for Tentative Parcel Map No. 65976. The parcel map was originally approved on June 12, 2007 for the construction of a three-unit residential condominium subdivision.

Due to the economic downturn of 2007, the State (starting in 2008) enacted a series of bills (SB 1185, AB 333, AB 208, and AB 116) allowing legislative extensions for any approved tentative map with up to seven years of additional life. The tentative parcel map proposes to develop three detached condominium units on the subject property. Each unit will be a two-story dwelling containing approximately 1,500 square feet of living area with four bedrooms, three bathrooms, and a two-car garage. The proposed Floor Area Ratio is .49 and the proposed Lot Coverage is 37 percent. The property is located in the R-2 zone, and is designated as Medium Density by the City's General Plan.

Associate Planner Liu gave a brief summary of the staff report.

Chairman O'Leary opened the public hearing.

Alex Ma, applicant, stated that the final map is pending approval in order for the subdivision to be completed. He is in favor of the conditions of approval.

Chairman O'Leary closed the public hearing.

Commissioner Marston made a motion to approve PL 16-308, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner Cordes and carried by the following roll call vote:

AYES:	Commissioner – Cordes, Marston, O'Leary
ABSTAIN:	Commissioner – Leung
NOES:	Commissioner – None
ABSENT:	Commissioner – Haddad

B. A zone variance for a four-foot side yard setback along the south property line.

The applicant originally proposed to construct an addition to the rear of the existing house and to remodel the front of the house. The property owner made use of a provision in the Zoning Code that allows an addition to a non-conforming structure to have a minimum side yard setback of three feet. In this case, the property owner proposed a four-foot side yard setback, thereby exceeding the minimum required. After receiving building permits the contractor completed framing the rear addition however, large portions of the existing house had extensive termite damage. The applicant is now seeking approval to demolish the existing structure in its entirety given the extent of the termite damage. The property is located in the R-2 zone, and is designated as Medium Density Residential by the City's General Plan.

Planning Manager Reimers gave a brief summary of the staff report.

Chairman O'Leary opened the public hearing.

Jesse Huizar Jr., applicant, briefed the Planning Commission regarding the history of the project. He further explained that due to the extensive termite damage he is seeking approval from the Commission to develop a new single family residence with a four-foot side yard setback as opposed to the standard five-foot side yard setback.

Crystal Huang, resident, felt that the applicant should be required to adhere to the current side yard setback of 5 feet.

Elsa, resident, requested that a barrier be placed during construction to prevent construction debris from falling onto her property. She also expressed concern that the chain link fence used during demolition may be encroaching onto her driveway.

Kent Wong, resident, expressed concern that the roof overhang is hanging too close to his property and may cause rainwater to flow onto his property.

Abed Cabrera, Cabrera Noah, & King, applicant, stated that the property owner did not have the intent to develop a new single family residence until extensive termite damage was discovered. He added that the lot in question currently has a two-foot side yard setback, therefore a four-foot side yard setback should not cause any disturbance to neighboring properties.

Planning Manager Reimers suggested that the Planning Commission approve the resolution with an amendment of condition four and by adding a condition

regarding window placement to maximize privacy for neighboring properties.

Chairman O'Leary closed the public hearing.

Commissioner Cordes made a motion to approve PL 16-215, adopt the resolution amending condition four and add a condition requiring the applicant to locate windows, resize the windows, and use less transparent glass to the satisfaction of the Community Development Director, and find that the project is categorically exempt. Seconded by Commissioner Marston and carried by the following roll call vote:

AYES:	Commissioner – Cordes, Leung, Marston, O'Leary
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – Haddad

C. A tentative parcel map and a Minor Site Plan Review for the subdivision of splitting the lot into two parcels and for the proposed improvement of a new single family residence on each parcel.

The project is a tentative parcel map to divide a property into two parcels. The property is 100 feet wide and 158 feet deep with a total land area of approximately 15,800 square feet. The proposal is to divide the property through the midpoints of the front and the rear property lines, creating two 2-story single family residences equal in size and dimensions. Each parcel will have a frontage of 50 feet and a lot size of 7,900 square feet. In conjunction with the tentative parcel map, the applicant is also seeking a site plan review approval. The property is located in the R-1 zone, and is designated as Low Density Residential by the City's General Plan.

Associate Planner Liu gave a brief summary of the staff report.

Chairman O'Leary opened the public hearing.

Jon Wong, Civil Engineer, stated that the request for the subdivision is straight forward as the lot would be divided equally and the proposed residences are equal in square feet.

Albert, applicant's representative, ensured the Planning Commission that the existing tree would be preserved. He described the structural features on the residences and concurred with the conditions of approval.

Cindy Ly, resident, expressed concern regarding mansionization, recent increase in development, noise, and dust.

Chairman O'Leary closed the public hearing.

Commissioner Leung made a motion to approve PL 16-300, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner Marston and carried by the following roll call vote:

AYES:	Commissioner – Leung, Marston, O'Leary
ABSTAIN:	Commissioner – Cordes
NOES:	Commissioner – None
ABSENT:	Commissioner – Haddad

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM THE PLANNING MANAGER

Planning Manager Reimers announced that the Planning Commission meeting scheduled for June 28 has been cancelled. He provided several updates regarding the Camellia Square, including City Council's determination to uphold a request for a façade modification, direction to establish façade guidelines, businesses that are scheduled to open in July, and an upcoming application to increase the amount of allowable square footage for food and drink establishments. He also provided an update regarding a pending mixed-use project located at the former Alpha-Beta site and announced that workshops and stakeholder meetings (date to be determined) will take place regarding the zoning code update.

12. COMMISSION ITEMS SEPARATE FROM THE COMMUNITY DEVELOPMENT DIRECTORS REGULAR AGENDA

A. COMMISSIONER CORDES – None

B. COMMISSIONER LEUNG – None

C. COMMISSIONER MARSTON – Announced that she is recruiting members and accepting donation for her son's Relay for Life event held at Emperor Elementary School.

D. VICE-CHAIRMAN HADDAD – Absent

E. CHAIRMAN O'LEARY – None

13. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA –

Jim Clift, resident, updated the Planning Commission that a massage business had closed.

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 8:56 p.m.

Chairman

Secretary