CITY OF TEMPLE CITY

# PLANNING COMMISSION MINUTES

**REGULAR MEETING**
Tuesday, July 25, 2017, 7:30 P.M.
City Council Chambers, 5938 Kauffman Avenue, Temple City
www.templecity.us

## OPENING MATTERS:

- **Call to Order**

- **Roll Call:**
  PRESENT: Commissioner – Haddad, Lee, O'Leary, Cordes, Marston

  ABSENT: Commissioner – None

  ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, and Planning Secretary Venters

- **Pledge of Allegiance**

## ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

## CONSENT CALENDAR:

Vice-Chair Cordes made a motion to approve the Consent Calendar as amended. Seconded by Commissioner Haddad and was approved unanimously by the following votes:

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|---|---|
| AYES: | Commissioner – Haddad, Lee, O'Leary, Cordes, Marston |
| ABSTAIN: | Commissioner – None |
| NOES: | Commissioner – None |
| ABSENT: | Commissioner – None |

1. Planning Commission Meeting of July 11, 2017

## PUBLIC HEARING ITEMS: NONE

## DISCUSSION ITEMS:

2. **File: PL 17-865.** Draft Mid-Century General Plan, Crossroads Specific Plan, and Environmental Impact Report.

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|---|---|
| Address: | Citywide |
| Recommendation: | Receive the Staff Report and provide comment on the Draft Mid-Century General Plan, Crossroads Specific Plan, and Environmental Impact Report (EIR), noting that the close of the public comment period is August 3, 2017. |
| Project Planner: | Scott Reimers<br>sreimers@templecity.us |

Planning Manager Reimers stated that the action before the Planning Commission is to listen and consider the public comment and receive the Staff Report, the Environmental Impact Report (EIR), the Mid-Century General Plan and the Crossroads Specific Plan.

Woodie Tescher, Placeworks, briefed the Planning Commission regarding the purpose and contents of a General Plan, Specific Plan, and EIR.

Planning Manager Reimers discussed the vision and goals of the Mid-Century General Plan including: creating places to gather, improving sustainability, creating safe streets, improving pedestrian access, encouraging mixed-use, creating voluntary incentives for preserving historical resources, and improving civic involvement. He explained that the Crossroads Specific Plan, oriented at the intersection of Rosemead Boulevard and Las Tunas Drive, would create a mixed use district that is sustainable and includes open space and places for people to gather. He stated that the vision includes creating new streets, encouraging alternate travel methods, developing creative parking strategies, and development standards and guidelines specific to the area.

Nicole Morse, Placeworks, explained to the Commission that an EIR addresses environmental impacts such as air quality, public services, aesthetics, recreation, and utilities. The requirement for an EIR is determined through the California Environmental Quality Act (CEQA). If an EIR is required, a study will be conducted to determine the impact the project could have on the environment and how to mitigate such impacts. She concluded that the public can comment on the EIR until August 3, 2017.

Commissioner Lee asked Planning Manager Reimers if increased pedestrian traffic is projected and how the City plans to mitigate intensified vehicular traffic.

Planning Manager Reimers stated that the projected impacts of traffic are described in Chapter 5.13 of the EIR. He further described two tables regarding traffic in the EIR (Tables 5.13-7 and 5.13-8) further explaining what is projected to happen to traffic by 2035.

Commissioner Haddad asked Ms. Morse if parking lots that accommodate over thirty vehicles would require vehicle charging stations.

Nicole Morse, Placeworks, stated that the amount of vehicle charging stations varies on the size of the parking lot.

Chair Marston asked if solar panels would be included in the Mid-Century General Plan.

Woodie Tescher, Placeworks, stated that solar panels are addressed in the waste reduction strategies and sustainability.

Chair Marston opened the item for public discussion.

Joe Conzonire, business owner, asked the Planning Commission to reconsider aspects of the Crossroads Specific Plan that may adversely affect existing businesses. He felt that the following would directly affect his business: permit properties occupied by existing restaurants with drive-thru facilities to be grandfathered; permit presently existing businesses to retain the nature and character of the signs that are trademarked, historic, or readily identifiable; ensure that access to existing property owners' businesses will not be impeded; and allow property owners to undertake minor and moderate construction without affecting a property's non-conforming use protections.

Carl Blum, resident, expressed concern regarding the current price of housing in the City. He stated that mixed-use zoning and high density residential zones could be a way to allow generations to retain their residency in the City.

Sean Lee, resident, suggested that the City incorporate a "smart city" concept in the Mid-Century General Plan.

Jerry Jambazian, business owner, asked Planning Manager Reimers if mixed-use would be allowable on Woodruff Avenue above Temple City Boulevard and if public comments would be posted online.

Planning Manager Reimers stated that mixed-use would be allowable and that all comments will be made public at www.maketemplecityhappen.

Chair Marston closed the item for public discussion.

Commissioner O'Leary stated that the Mid-Century General Plan is well written and that he concurs with the comments made by Mr. Blum.

Commissioner Haddad stated that he is in favor of technological advances and feels that smart city concepts have been incorporated into the proposed General Plan. He also concurred with the statements made by Mr. Blum.

Vice-Chair Cordes stated that he is in favor of the Parks and Open Space Master Plan, he would like to see more effort supporting public transportation, that he would like the City to try and further engage potentially affected Native American tribes, and would like to know if internet access could be considered a utility.

Commissioner Lee stated that he would like to see that every resident is aware of the General Plan update and provided suggestions on how to reach out to people of all ages and cultures.

Chair Marston stated that higher density housing and mixed-use zoning is an option to allow future generations to own property in the City.

Commissioner O'Leary made a motion to receive and file the Staff Report. Seconded by Vice-Chair Cordes and carried by the following roll call vote:

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|---|---|
| AYES: | Commissioner – Haddad, Lee, O'Leary, Cordes, Marston |
| ABSTAIN: | Commissioner – None |
| NOES: | Commissioner – None |
| ABSENT: | Commissioner – None |

## FUTURE AGENDA ITEMS AND REPORTS:

**3. Planning Manager's Report**

Planning Manager Reimers stated that due to lack of business there will be no Planning Commission Meeting August 8.

**4. Comments from Commissioners**

Commissioner Haddad – None

Commissioner Lee – None

Commissioner O'Leary – None

Vice-Chair Cordes – None

Chair Marston – Announced that she will be attending her son's naval academy boot camp August 8, 2017.

## ADJOURNMENT:

The Planning Commission Regular Meeting was adjourned at 9:11 p.m.

Chair

Jennifer Ventura
Secretary