CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, July 11, 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 – Cordes, Lee, O'Leary, Marston, Haddad

  ABSENT: Commissioner – None

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

- **Pledge of Allegiance**

REORGANIZATION OF THE PLANNING COMMISSION

- Community Development staff calls for nominations for a new Chair.

  Commissioner Cordes made a motion to nominate Vice-Chair Marston for Planning Commission Chair, there were no other nominations, the motion was seconded by Commissioner O'Leary, and was unanimously carried by the following votes:

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

- Chair conducts nominations for new Vice-Chair.

  Commissioner O'Leary made a motion to nominate Commissioner Cordes for Planning Commission Vice-Chair, there were no other nominations, the motion was seconded by Commissioner Haddad, and was unanimously carried by the following votes:

  AYES: Commissioner – Haddad, Lee, O'Leary, Marston

ABSTAIN:	Commissioner – Cordes
NOES:	Commissioner – None
ABSENT:	Commissioner – None

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Meeting of May 9, 2017

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

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

PUBLIC HEARING ITEMS:

2. **File: PL 16-485.** A request for a time extension for Tentative Parcel Map No. 73185. The project is a flag lot subdivision which was originally approved on June 23, 2015.

Address:	4923 Hallowell Avenue
Recommendation:	Adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 16-485 subject to the recommended conditions of approval.
Project Planner:	Hesty Liu hliu@templecity.us

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

Chair Marston opened the public hearing.

Kang Rong He applicant, explained the purpose of the request to the Planning Commission and concurred with the conditions of approval.

Chair Marston closed the public hearing.

Vice-Chair Cordes made a motion to approve PL 16-485, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner O'Leary and carried by the following roll call vote:

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

3. **File: PL 17-600.** A Zoning Code Amendment pertaining to the regulation of marijuana uses and activities.

Address: Citywide

Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and recommending that the City Council adopt the Zoning Code amendment.

Project Planner: Adam Gulick
agulick@templecity.us

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

Chair Marston opened the public hearing. No member of the public came forth. Chair Marston closed the public hearing.

Commissioner Haddad asked if the City would benefit from state funding if outdoor cultivation (under strict regulation) of marijuana were allowable. He stated that he would be interested in staff researching how much revenue could be gained or lost by grant funding.

Planning Manager Reimers stated that grant funding is dependent on the amount of sales of marijuana.

Commissioner Lee stated that he would also like to know the amount of revenue that could be gained by grant funding.

Chair Marston stated that she is not in favor of outdoor cultivation of marijuana.

City Attorney Thuyen stated that prohibiting commercial sales of marijuana would disqualify local jurisdictions from receiving grants related to AUMA. He recommended that the Planning Commission strike an incomplete sentence in the proposed ordinance on section one, page three and renumber accordingly.

Commissioner O'Leary made a motion to recommend that the City Council approve PL 17-600, adopt the ordinance striking an incomplete sentence on section one, page three and renumber accordingly, and find that the project is categorically exempt. Seconded by Vice-Chair Cordes and carried by the following roll call vote:

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

DISCUSSION ITEMS:

4. Series 2 Code Amendment issues to include

Planning Manager Reimers stated that a list of items have been created for the Series 2 Code Amendment and should be brought forth for consideration to the Planning Commission within the next few months. Items to be included in the Series 2 Code Amendment include: construction hours, height of entry and gateways, window security bars, wall heights, setbacks, accessory structures, outdoor barbeques, tiered lots, mechanical units, pool and spas, and slight amendments to the ADU ordinance. He encouraged the Planning Commission to contact staff if there are additional items that should be included in the Series 2 Code Amendment.

FUTURE AGENDA ITEMS AND REPORTS:

5. Planning Manager's Report

Planning Manager Reimers updated the Planning Commission that planning staff are now proactively following up with tentative parcel map applications to avoid last minute public hearings for extensions, that the ADU ordinance was approved by the City Council and will take effect August 4, that the City now has weekend Code Enforcement, and that the Planning Commission will discuss the Mid-Century General Plan, Crossroads Specific Plan, and EIR at the Planning Commission Meeting of July 25.

6. Comments from Commissioners

Commissioner Haddad – Welcomed Commissioner Lee to the Planning Commission, and thanked former Commissioner Leung for his services.

Commissioner Lee – Stated that he is honored to be a Planning Commissioner and contribute in a meaningful way.

Commissioner O'Leary - Welcomed Commissioner Lee to the Planning Commission, thanked former Commissioner Leung for the service he provided to the Planning Commission, and announced that he will be a Grandfather.

Vice-Chair Cordes – Welcomed Commissioner Lee to the Planning Commission. He stated that he appreciates the diversity of the Planning Commission.

Chair Marston - Welcomed Commissioner Lee to the Planning Commission and thanked retired Commissioner Leung for serving on the Planning Commission.

ADJOURNMENT:

The Planning Commission Regular Meeting was adjourned at 8:36 p.m.

Chair

Secretary