CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING
Tuesday, May 9, 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, Leung, O'Leary, Marston, Haddad

  ABSENT: Commissioner – None

  ALSO PRESENT: Planning Manager Reimers, City Attorney Murphy, Management Analyst Coyne, and Planning Secretary Venters

  Commissioner O'Leary arrived at 7:33 p.m.

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Meeting of March 14, 2017.
2. **File: PL 17-728.** A request to modify Planning Commission Resolution 13-2371 PC to Planning Commission Resolution 13-2370 PC.
3. **File: PL 17-754.** A request to modify Planning Commission Resolution 12-2362 PC to Planning Commission Resolution 12-2363 PC.

Commissioner O'Leary made a motion to approve the Consent Calendar. Seconded by Commissioner Leung and was approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

4. **File: PL 16-511.** A request for the review and approval of Tentative Parcel Map No. 74671 for a flag lot subdivision and a major site plan review for the construction of two new single-family residences on the property.

   Address: 6122 Sultana Avenue

   Recommendation: Adopt the attached Resolution finding that the project is exempt from CEQA and approve File PL 16-511 subject to the proposed recommended conditions of approval.

   Project Planner: Andrew Coyne
   acoyne@templecity.us

City Attorney Murphy announced that Vice-Chair Marston received a Public Hearing Notice for the above item.

Vice-Chair Marston recused herself from the above item.

Management Analyst Coyne gave a brief summary of the staff report.

Chairman Haddad opened the public hearing.

Benjamin Zhu, designer, stated that he is representing the applicant. He concurred with the conditions of approval.

Chairman Haddad closed the public hearing.

Commissioner Leung made a motion to approve PL 16-511, 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, Leung, O'Leary, Haddad
ABSTAIN:	Commissioner – Marston
NOES:	Commissioner – None
ABSENT:	Commissioner – None

5. **File: PL 16-579.** Zoning Code Amendment. The proposed ordinance would amend the Temple City Municipal Code (TCMC) Title 9, Chapter 1 (Zoning Code) to modify regulations pertaining to accessory dwelling units (ADU) and administrative changes to Title 5 and 9 of the TCMC to carry out the provisions of this amendment.

Address:	Citywide
Recommendation:	That the Planning Commission find that the project is exempt from CEQA and adopt the attached Resolution recommending that the City Council adopt the proposed ordinance.
Project Planner:	Andrew Coyne acoyne@templecity.us

City Attorney Murphy briefed the Planning Commission regarding the City Council's request to review the recommended revisions to the Zoning Code Amendment.

Management Analyst Coyne gave a brief summary of the staff report.

Chairman Haddad opened the public hearing.

Tom, resident, expressed his preference for detached Accessory Dwelling Units. He asked if the ADU could be located in front of the main house.

Planning Manager Reimers stated that an ADU would only be allowable in the rear fifty percent of the lot.

Chairman Haddad closed the public hearing.

Commissioner O'Leary asked for clarification regarding square footage for an ADU and accessory structures and why an ADU is limited based upon the square footage of the primary dwelling.

Planning Manager Reimers clarified that the zoning ordinance would allow up to 1,800 combined square feet for all accessory structures including but not limited to ADU's, garages, sheds, etc. However, depending on the square footage of the primary dwelling up to 1,200 square feet could be allowable for an ADU. He added that an ADU is intended to be incidental to the primary dwelling however, exceptions could be made for a primary dwelling that is less than 1,280 square feet.

Commissioner Leung asked for clarification regarding the maximum height for ADU's and what circumstance would trigger a Zone Variance.

Planning Managers Reimers stated that the height is determined by the size of the primary dwelling and its roof pitch.

City Attorney Murphy added that a residences with above average roof pitches may qualify for a Zone Variance.

Commissioner O'Leary asked what triggers the no additional parking requirement for ADU's.

City Attorney Murphy stated that ADU's attached to the primary dwelling would not require additional parking.

Commissioner Leung made a motion to approve PL 16-579, adopt the resolution recommending that the City Council adopt the proposed Ordinance with the following recommendations: to limit the number of accessory structures to one per lot, allow lots with a main house that is less than 1,280 square feet to construct an ADU up to 640 square feet in size, increase the maximum allowed height for an ADU to 18 feet, require a minimum 10-foot rear yard setback, and find that the project is categorically exempt. Seconded by Vice-Chair Marston and carried by the following roll call vote:

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

DISCUSSION ITEMS: NONE

6. None

FUTURE AGENDA ITEMS AND REPORTS:

7. <u>Planning Manager's Report</u>

Planning Manager Reimers updated the Planning Commission that the City Council has approved the Traffic Thresholds of Significance and allowed Kanghohong Baekjeong (the Korean BBQ restaurant) to retain their current business hours. He also stated that additional square footage to conditionally allow restaurants at the Camellia Square will be brought forth to the Commission for consideration. Lastly, he updated the Commission regarding a housing project located at 6343-6359 Rosemead Boulevard. The site, currently a hotel located in the unincorporated area is proposing to house the homeless. A Community Meeting will be held on May 10 at 6:30 p.m. at Hope Christian Fellowship Church in the City of San Gabriel. Project manager, Michelle Bush should be contacted to address any concerns of the public.

8. <u>Comments from Commissioners</u>

Commissioner Cordes - Asked for an update regarding the Terraces at Temple City.

Planning Manager Reimers stated that the project should reach building plan check within two months and building permits should be issued in the fall.

Commissioner Leung - None

Commissioner O'Leary - Announced that he will be a grandfather of two children this year.

Vice-Chair Marston - None

Chairman Haddad - None

ADJOURNMENT:

The Planning Commission Regular Meeting was adjourned at 8:43 p.m.

Chairman

Secretary