



CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING

Tuesday, April 24, 2018, 7:30 P.M.

City Council Chambers, 5938 Kauffman Avenue, Temple City

www.templecity.us

OPENING MATTERS:

- **Call to Order**
- **Roll Call:**
 - PRESENT: O'Leary, Lee, Haddad, Vice-Chair Cordes, Chair Marston
 - ABSENT: None
 - ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, Nick Pergakes, PlaceWorks Inc., Mark Teague, PlaceWorks Inc., and Planning Secretary Venters
- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT:

John Cordes, resident, stated that on April 17, the City Council considered Ordinance 17-1029 adopting the Crossroads Specific Plan and deleting policy three regarding eminent domain. He stated that if the City opts to use eminent domain he hopes that such use would be used appropriately.

Michelle Ritter, resident, stated that she is not in favor of using eminent domain.

Lucy Liu, resident, clarified that the use of eminent domain was specifically intended as an option for the redevelopment of the K-Mart shopping center and a portion of the surrounding commercial properties.

CONSENT CALENDAR:

1. Planning Commission Meeting of March 27, 2018.
2. Planning Commission Meeting of April 10, 2018.

Commissioner Haddad made a motion to approve the minutes of March 27, 2018 listed on the Consent Calendar. Seconded by Commissioner Lee 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

Commissioner Haddad made a motion to approve the minutes of April 10, 2018 as amended on 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

WORKSHOP:

3. PL 18-1198. The City is in the beginning steps of updating the Zoning Code to conform to the newly adopted Mid-Century General Plan. This workshop will focus on the allowed uses and the standards within the Commercial and Industrial zones.

Zones: Commercial and Industrial

- Recommendation:
- 1. Receive staff’s presentation
 - 2. Ask questions of staff
 - 3. Take public comment
 - 4. Provide direction to staff regarding amendments to the Commercial and Industrial zones

Project Planner: Scott Reimers, Planning Manager
sreimers@templecity.us

Planning Manager Reimers gave a brief summary and introduced Nick Pergakes and Mark Teague of PlaceWorks Incorporated.

Nick Pergakes, PlaceWorks, provided a PowerPoint presentation explaining the proposed Commercial zone concepts.

Vice-Chair Cordes asked Planning Manager Reimers if overtime, additional business types could be added to the list of land uses and suggested that all uses related to marijuana should be listed as prohibited.

Planning Manager Reimers stated that staff provides annual zoning code updates which could include new uses not included in the finalized commercial zones. He stated that all commercial marijuana

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uses are prohibited in a separate section of the code but could be specifically listed as prohibited here.

Commissioner Haddad asked Planning Manager Reimers if offsite sales of alcohol consumption includes liquor stores and if so, could liquor stores be defined separately.

Planning Manager Reimers stated that offsite alcohol sales includes grocery stores, convenience stores, and liquor stores. He added that liquor stores could be defined separately.

Chair Marston requested clarification regarding nonresidential condominiums, various restaurant uses, and parking. She asked Planning Manager Reimers why convenience stores are not allowable in the Neighborhood Zone and why service stations are conditionally allowed in the Downtown Commercial Zone. She stated that she is not in favor of automobile related uses along Las Tunas Drive.

Planning Manager Reimers stated that nonresidential condominiums are comprised of a collection of individuals who own units opposed to the entire property. He stated that convenience stores could be further discussed if the Commission wishes. He clarified that restaurants that have shared parking would require a conditional use permit (CUP) whereas restaurants that could contain parking within their property would not.

Nick Pergakes, PlaceWorks, stated that service stations should not be allowable in the Downtown Commercial Zone but that Las Tunas Drive would be the most appropriate area for automobile related uses provided that the proposed commercial zones are amended as presented.

Commissioner Lee asked Mr. Pergakes if car washes would be allowable in the Downtown Commercial Zone.

Nick Pergakes, PlaceWorks, stated that car washes would be conditionally allowable in the Downtown Commercial Zone.

Chair Marston invited the public to speak.

Lucy Liu, resident, asked Planning Manager Reimers for examples of public utilities and establishments involving large assemblages of automobiles or people, and clarification regarding off street parking and commercial setbacks in the Neighborhood Zone. She stated that she is not in favor of recreational outdoor uses, batting cages, or driving ranges in the Neighborhood Zone.

Planning Manager Reimers stated that examples of public utilities would be a well or pumping station. He stated that if a business expands, the parking demand would increase. Therefore, staff would need to make sure that parking could be accommodated without significantly impacting the surrounding area.

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Nick Pergakes, PlaceWorks, stated that an example of large assemblages would be a theatre and that all commercial businesses require a 15 foot setback in areas that are adjacent to a residential zone.

Shelly Lo, resident, Asked Planning Manager Reimers if the area along Las Tunas Drive between Alessandro Avenue and Encinita Avenue could allow mixed-use development.

Planning Manager Reimers stated that the area in question would require a General Plan Amendment to allow mixed-use development.

Nick Pergakes, PlaceWorks, provided a PowerPoint presentation explaining the proposed industrial zone concepts.

Vice-Chair Cordes asked Planning Manager Reimers if fencing would be allowable for industrial properties.

Commissioner Lee asked Planning Manager Reimers if higher walls could be allowable for residential properties in the Industrial Zone.

Planning Manager Reimers stated that higher fences are typically allowable for residential and commercial properties in an industrial area.

Commissioner Haddad asked for clarification regarding automobile forwarding.

Mark Teague, Placeworks, stated that automobile forwarding is a business that specializes in the sale of specific vehicle types. He stated that it usually functions with an office component and has vehicles on site.

Chair Marston asked Planning Manager Reimers if there are currently any large vacant sites in the Manufacturing Zone that could be developed into mixed-use. She also asked how outdoor storage is used and for a time limit for temporary use.

Planning Manager Reimers stated that currently there are no vacant sites large enough for mixed-use development in the Manufacturing Zone. He stated that commercial storage is a separate use designated for vehicles and that outdoor storage would be a temporary use determined by staff on a case by case basis.

Lucy Liu, resident, stated that she prefers that certain businesses not be allowable near residential areas.

Nick Pergakes, PlaceWorks, stated that specific uses are not designated near residential properties as the Industrial Zone is proposed to be consolidated into one district.

Michelle Ritter, resident, stated that she is opposed to uses that could cause additional noise and traffic.

Chair Marston closed public comments.

Commissioner Lee asked for clarification regarding adult oriented businesses and asked that such use not be allowable by right.

Planning Manager Reimers stated that adult oriented businesses sell products or provide services that are intended only for adults. He stated that under the constitution adult oriented businesses cannot be prohibited, however local jurisdictions are allowed to limit where these business uses are allowable. He stated that the City has a set of strict locational and use requirements that are no proposed to be amended. He encouraged the public to email planning@templecity.us by September 25 to provide input regarding the zoning code update. He stated that he will return to the Planning Commission with the comments received and will present the proposed zoning code update in the fall. He concluded that information regarding the Zoning Code could be found at MakeTCHappen.com.

DISCUSSION ITEMS: NONE

FUTURE AGENDA ITEMS AND REPORTS:

4. Planning Manager's Report

Planning Manager Reimers announced that the City earned an award from the Los Angeles Chapter of the American Planning Association for the best General Plan in a small jurisdiction. He also updated the Commission that an appeal of the denied ADU has been submitted to the City Council.

5. Comments from Commissioners

Commissioner Haddad – asked the Commission if eminent domain should be agendized for further discussion.

Commissioner Lee – None

Commissioner O'Leary – None

Vice-Chair Cordes – stated that Ordinance 17-1029 was adopted by the City Council.

Chair Marston – None

ADJOURNMENT:

- 6.** Adjourn to the Planning Commission Meeting of May 8, 2018 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

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The Planning Commission Regular Meeting was adjourned at 8:45 p.m.



Chair



Secretary