



CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING

Tuesday, February 28, 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

ABSENT: Commissioner – Haddad

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

Commissioner O’Leary made a motion to excuse Chairman Haddad for due cause. Seconded by Commissioner Leung and unanimously carried.

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

APPROVAL OF MINUTES:

1. Planning Commission Meeting of January 24, 2017

Commissioner O’Leary made a motion to approve the Planning Commission minutes dated January 24, 2017. Seconded by Commissioner Cordes and was approved unanimously by the following votes:

AYES: Commissioner – Cordes, Leung, O’Leary, Marston

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – Haddad

PUBLIC HEARING ITEMS:

- 2. 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 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.

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

Planning Manager Reimers asked the Planning Commission for direction regarding additional criteria to include in the proposed ordinance to reduce the appearance of Accessory Dwelling Units (ADU): 1) ADU's would only be allowable on the rear 50 percent of the rear lot, 2) the total amount of non-habitable accessory structures would be limited to up to three structures per property and 1,800 square feet, 3) and that ADU's would have access to open space separated by a fence.

City Attorney Murphy stated that per Assembly Bill 2299 and Senate Bill 1069, ADU's are allowable by right however, the Planning Commission has the ability to limit the amount of non-habitable accessory structures, limit floor area ratio, and limit lot coverage. He added that all accessory structures would be required to meet building code standards in order to be converted to an ADU.

Commissioner O'Leary asked Planning Manager Reimers for an example of a legal nonconforming structure and if an accessory structure such as a garage with a narrow setback could have windows facing the neighboring property.

Planning Manager Reimers stated that guest houses would become a legal nonconforming structure. He stated that accessory structures will still have to abide by the Los Angeles County building code standards to be converted to an ADU.

Acting-Chair Marston opened the public hearing. No one from the public came forward therefore; the public hearing was closed.

Commissioner Leung stated that he is not in favor of additional fencing within the lot but, he would like open space to be distinct by design.

Commissioner Cordes read a section of Assembly Bill 2299. He is not in favor of a five foot rear yard setback for ADU's, nor is he in favor of a garage converted to an ADU with no setback.

Planning Manager Reimers stated that staff could require a deeper setback but advised against making the setback too large as staff would like to encourage newly constructed ADU's so that additional parking would be required.

City Attorney Murphy suggested that a ten-foot rear yard setback be required for newly constructed ADU's. He stated that existing accessory structures could be converted to an ADU regardless of the setback as long it meets the building code requirements.

Commissioner Leung made a motion to approve PL 16-579, adopt the resolution recommending that the City Council adopt the proposed Ordinance, with the additional recommendations made by staff as follows; that a detached ADU is only allowable in the rear 50 percent of the property with the exception of second story units, a newly constructed detached ADU is required to have a 10 foot rear yard setback, there shall be a maximum of two accessory structures per property, all ADU's shall have access to open space and be distinct by design and adjacent to the structure, that the cumulative square footage for ADU's shall not exceed 1,800 square feet, and find that the project is categorically exempt. Seconded by Commissioner O'Leary and carried by the following roll call vote:

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

3. File: PL 17-599. Adoption of traffic related thresholds of significance for reviewing projects in compliance with the California Environmental Quality Act (CEQA).

Address: Citywide

Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and recommending that the City Council adopt traffic related thresholds of significance for reviewing projects in compliance with CEQA.

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

City Attorney Murphy stated that if the City does not modify the thresholds of significance an EIR would likely be required for traffic impacts on larger properties which would delay future developments.

Acting-Chair Marston opened the public hearing.

Lucy Liu, GPAC member, stated that the GPAC thought that the methodology of thresholds of significance made sense and complements the mid-century plan. She added that an ordinance for

the thresholds of significance does not make it easier to develop in the City but would save time for developers that meet the criteria.

Acting-Chair Marston closed the public hearing.

Commissioner Cordes made a motion to approve PL 17-599, adopt the resolution recommending that the City Council adopt the Ordinance, and find that the project is categorically exempt. Seconded by Commissioner O'Leary and carried by the following roll call vote:

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

DISCUSSION ITEM(S):

- 4. None**

FUTURE AGENDA ITEMS AND REPORTS:

- 5. Planning Manager's Report**

Planning Manager Reimers updated the Commission that the proposed karaoke establishment has withdrawn their application of appeal and that Kanghohong Baekjeong (the Korean BBQ restaurant) will go before the City Council to have their hours of operation reviewed. He announced that over 150 cases have been opened by Community Preservation and 90 percent of those cases were proactive (staff initiated). He stated that Community Preservation primarily focused on holiday lights and is currently seeking overgrown vegetation.

- 6. Comments from Commissioners**

Acting-Chair Marston asked Planning Manager Reimers for an update regarding 5701 Rosemead Boulevard, the previous Applebee's restaurant.

Planning Manager Reimers stated that parking is a challenge however, the property owner is looking to restripe the parking lot.

Commissioner Cordes mentioned that Acting-Chair Marston was highlighted in the Los Angeles Times.

ADJOURNMENT:

The Planning Commission Regular Meeting was adjourned at 9:06 p.m.

Acting-Chair

Secretary