



CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING

Tuesday, January 24, 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

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

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

APPROVAL OF MINUTES:

1. Planning Commission Meeting of December 13, 2016

Commissioner O’Leary made a motion to approve the Planning Commission minutes dated December 13, 2016. 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:

2. **File: PL 16-247.** A tentative tract map and a major site plan review to allow the construction of five condominium units in the R-2 zone.

Address: 5350 McCulloch Avenue

Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approve File PL 16-247 subject to the proposed recommended conditions of approval.

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

Chairman Haddad opened the public hearing.

Jason Yen, EGL Associates, stated that the project is in compliance with the current zoning standards and the applicant will comply with the conditions of approval.

Chairman Haddad closed the public hearing.

Vice-Chair Marston made a motion to approve PL 16-247, 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, Marston, Haddad

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – None

3. **File: PL 16-482.** A request for the review and approval of Tentative Parcel Map No. 74485 for a flag lot subdivision and a major site plan review for the construction of two new single-family residences on the property.

Address: 5522 Alessandro Avenue

Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approve File PL 16-482 subject to the proposed conditions of approval.

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

Chairman Haddad opened the public hearing.

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Jason Yen, EGL Associates, stated that the project is in compliance with the current zoning standards and the applicant will comply with the conditions of approval.

Janet Wong, resident, stated that she is not in favor of the rear unit and expressed concern regarding an oak tree on the property that was recently removed and that increased residential density may contribute to overall congestion in the neighborhood. She also reported that the gate located at the rear of the subject property is being used illegally.

Kevin Kong, resident, expressed concern that the property would be converted to an R-2 zone and that construction trucks will interrupt children at play.

Phillip Wong, resident, requested to have the gate closed off at the subject property.

Patricia Khazraci, resident, asked how safety and privacy would be preserved during and after the development is completed.

Abpporn Poosangloup, resident, echoed the comments made by Ms. Wong.

City Attorney Murphy briefed the public regarding the R-1 zoning code concluding that the request meets the standards for a subdivision. He stated that many of the surrounding properties are too narrow to subdivide, therefore the approval of this request should not significantly impact the surrounding neighborhood. He recommended that the Planning Commission amend condition eight to reflect that all perimeter walls or fences be architecturally treated.

Planning Manager Reimers stated that the City does not have an ordinance to prohibit the removal of oak trees. He explained that the R-1 zoning code standards do not allow two-story residences at the rear of a property. He briefed the public regarding allowable hours of construction, and that building and public works inspectors will inspect the property to make sure that the property is fenced off during the course of construction. He also recommended that condition eight be amended to state that no gate shall be located in the rear of the flag lot.

Kamen Lai, project designer, stated that the project meets all of the zoning and design standards, the proposed setbacks are larger than what the current property provides, the windows on the flag lot portion of the rear property are no more than seven feet high, and that the landscape design includes trees to promote privacy.

Chairman Haddad closed the public hearing.

Commissioner Cordes made a motion to approve PL 16-482, adopt the resolution amending condition eight to include architectural treatment on both sides of the fence and that no gate shall be located in the rear of the flag lot, and find that the project is categorically exempt. Seconded by Commissioner O'Leary and carried by the following roll call vote:

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

4. **File: PL 16-549.** A conditional use permit to serve beer and wine at an existing restaurant.

Address: 5741-5747 Rosemead Blvd.

Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approve File PL 16-549 subject to the proposed conditions of approval.

Planning Intern Gillespie gave a brief summary of the staff report.

Chairman Haddad opened the public hearing.

James Kuvantpapai, applicant, stated that Chuans, Grand Harbor Restaurant, and Chipotle carry a beer and wine license. He stated that he will abide by the conditions of approval.

Chairman Haddad closed the public hearing.

Commissioner Leung made a motion to approve PL 16-549 adopt the resolution, 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 ITEM(S):

5. **None**

FUTURE AGENDA ITEMS AND REPORTS:

6. Planning Manager's Report

Planning Manager Reimers announced that the next scheduled Planning Commission Meeting will take place February 28. He stated that two items will be brought forth for consideration of the Planning Commission on February 28; an ordinance regarding second dwelling units and thresholds of significance for traffic impacts. Lastly, he updated the Commission regarding a restriping project to take place at the Temple City Marketplace.

7. Comments from Commissioners

Vice-Chair advised the Planning Commission to review AB 2299.

ADJOURNMENT:

The Planning Commission Regular Meeting was adjourned at 8:32 p.m.

Chairman

Secretary