



CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING

Tuesday, May 8, 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, Vice-Chair Cordes, Chair Marston

- ABSENT: Haddad

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

Commissioner O'Leary made a motion to excuse Commissioner Haddad for due cause. Seconded by Vice-Chair Cordes and unanimously carried.

- **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Meeting of April 24, 2018.

Vice-Chair Cordes made a motion to approve the minutes of April 24, 2018 listed on the Consent Calendar. Seconded by Commissioner Lee and was approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

2. **PL 17-969.** A tentative parcel map and major site plan review for a flag lot subdivision and for the construction of a single-family residence on each parcel.

Address: 9711 Olive Street

Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 17-969 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.

Kamen Lai, applicant, stated that the proposed project is consistent with the neighborhood. He stated that he concurs with the conditions of approval.

Cecelia Rudar, resident, stated that she is in favor of the project.

Steve Stafford, resident, expressed concern regarding power shortage and that the public utility easement would be blocked.

Chair Marston closed the public hearing.

Commissioner Lee made a motion to approve PL 17-969, 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 – Lee, O'Leary, Cordes, Marston
ABSTAIN: Commissioner – None
NOES: Commissioner – None
ABSENT: Commissioner – Haddad

3. **PL 17-923.** Series 2 Code Amendments of Title 9 (Zoning Regulations), Chapter 1 (Zoning Code).

Address: Citywide

Recommendation: That the Planning Commission adopt the attached Resolution recommending that the City Council adopt the proposed ordinance.

Project Planner: Adam Gulick
agulick@templecity.us

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

Chair Marston opened the public hearing.

Chair Marston asked Associate Planner Gulick if the property owner is required to reside on a property with an ADU.

Associate Planner Gulick stated that California State Law requires the property owner to reside either in the main dwelling or in the ADU.

Chair Marston closed the public hearing.

Vice-Chair Cordes made a motion to recommend that the City Council approve PL 17-923, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner Lee and carried by the following roll call vote:

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

DISCUSSION ITEMS:

4. PL 18-1297. Parking Analysis at Temple City Marketplace.

Address: Temple City Marketplace (Northwest corner of Rosemead Boulevard and Las Tunas Drive: 8847 & 8905 Las Tunas Drive; 8913 Elm Avenue; and 5701-5827 Rosemead Boulevard)

Recommendation: That the Planning Commission discuss and provide input to staff regarding the parking issues at Temple City Marketplace.

Project Planner: Scott Reimers
sreimers@templecity.us

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

Chair Marston opened the discussion item for public comment.

Susan Lew, CALAC Investment, President, stated that effort has been made to alleviate the parking deficiency by restriping the parking lot, enforce limited parking, hiring security, and has requested that delivery trucks visit the shopping center during non-peak hours. She concluded that she is in favor of shared and/or valet parking.

Steve Stafford, resident, suggested a new layout of tenant space, garbage pick-up during non-peak hours, and prohibition of drive-through services at Chase Bank to alleviate the parking deficiency.

Susan Lew, CALAC Investment, President, stated that Chase Bank is not owned by CALAC Investments.

Jerry Jambazian, business owner, asked Planning Manager Reimers how long a Conditional Use Permit (CUP) is active. He stated that he is favor of a shared parking agreement.

Jim Clift, resident, asked Planning Manager Reimers if employees are considered in parking standards.

Planning Manager Reimers stated that a CUP is indefinite and that employees are considered when parking standards are calculated.

Dave Barella, business owner, stated that as a tenant of the shopping center he is in favor of a shared parking agreement. He stated that he is not in favor of mechanized parking.

Chair Marston closed the discussion item for public comment.

Commissioner O'Leary stated that he is in favor of valet parking or a shared parking agreement.

Commissioner Lee stated that a multi-faceted approach such as valet parking, a shared parking agreement, food delivery, recalibration of business uses, and times for store delivery and garbage pick-up could be tools used to alleviate parking challenges.

Vice-Chair Cordes concurred with Commissioner Lee that the parking problem could be solved with several approaches.

Chair Marston stated she is in favor of a shared parking agreement, that mechanized parking options should be explored, and encouraged Temple City Marketplace tenants to attract adjacent residents.

Planning Manager Reimers requested that the property owners return to the City with a parking plan drafted by a parking consultant and update the Planning Commission how they would like to move forward within 120 days.

Commissioner Lee made a motion for staff to follow-up with the Planning Commission regarding an update for parking solutions in the Temple City Marketplace within 120 days. Seconded by Commissioner O'Leary and unanimously carried.

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

FUTURE AGENDA ITEMS AND REPORTS:

5. Planning Manager's Report

Planning Manger Reimers stated that zoning code amendments to the R-1 Zone to reflect the General Plan will be discussed at the Planning Commission Meeting of May 22. He updated the Planning Commission that aesthetics will be improved in the Manufacturing Zone as a second new warehouse building has been approved at the Directors Hearings.

6. Comments from Commissioners

Commissioner Haddad – Excused

Commissioner Lee – None

Commissioner O'Leary – Thanked staff for their continued hard work.

Vice-Chair Cordes – None

Chair Marston – Updated the public regarding the real estate conference she attended.

ADJOURNMENT:

7. Adjourn to the Planning Commission Meeting of May 22, 2018 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission Regular Meeting was adjourned at 9:19 p.m.



Chair



Secretary

