

**PLANNING COMMISSION  
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING  
OCTOBER 27, 2015 – 7:30 P.M.**

**1. CALL TO ORDER** – Chairman O’Leary

**2. ROLL CALL** – Commissioner Cordes, Leung, Marston, Haddad, O’Leary

PRESENT: Commissioner – Cordes, Leung, Marston, Haddad, O’Leary

ABSENT: Commissioner – None

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

**3. PLEDGE OF ALLEGIANCE**

**4. PRESENTATIONS**

**5. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA** – None

**6. CONSENT CALENDAR**

The Planning Commission is requested to review and approve:

- 1) Minutes of the Planning Commission Meeting of September 22, 2015.

Commissioner Haddad moved to approve the Consent Calendar. Seconded by Commissioner Marston and was approved unanimously by the following votes:

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

ABSTAIN: Commissioner – Cordes

NOES: Commissioner – None

ABSENT: Commissioner – None

**7. PUBLIC HEARING**

- A. A tentative tract map and a major site plan review to construct six condominium units located at 5556 Welland Avenue.

The subject site is a request for a tentative tract map and a major site plan review to construct six detached two-story condominium units with attached garages at 5556 Welland Avenue. The project will consist of two floor plans (1,739 and 1,595

square feet of living area), both consisting of four bedrooms and three bathrooms. The site plan features a 25-foot driveway easement along the southerly portion of the lot. The front unit will face Welland Avenue and the remaining five units will face the driveway easement. The property is located in the R-2 zone, and is designated as Medium Density Residential by the City's General Plan.

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

Chairman O'Leary opened the public hearing.

Kamen Lai, project designer, stated that the proposed development is consistent with the surrounding neighborhood. He is willing to comply with the conditions of approval.

Chairman O'Leary closed the public hearing.

Commissioner Leung made a motion to approve File 15-210, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner Haddad and carried by the following roll call vote:

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

**8. UNFINISHED BUSINESS – None**

**9. NEW BUSINESS – None**

**10. COMMUNICATIONS**

A. Report for a Zoning Code Interpretation regarding Calculation of Demolition.

Planning Manager Reimers provided various examples of structural modifications that qualify as a demolition. He then explained how demolition is calculated. Mr. Reimers further briefed the Commission regarding an address that the abovementioned interpretation would effect. He stated that a property owner applied to remodel and demolish a portion of their residence, however the applicant's calculation differs from staff's calculation for demolition.

City Attorney Murphy advised that if the Commission desires to hold a public hearing staff would need to provide further information regarding the City's code for demolition, the history of the project, and the scope of work.

Chairman O'Leary opened the item for public comment.

Thomas Song, representative, presented material to the Planning Commission to support his opinion. He stated that he does not consider reducing the size of a window a demolition.

Jackie Tsang, representative, presented material to the Planning Commission to support his interpretation of the code.

City Attorney Murphy stated that the property in question is legal nonconforming. He clarified that at certain thresholds of construction the entire property is required to be brought into compliance. The Planning Commission has the option to either receive and file staff's interpretation of the Code or call for a review of the Code in a public hearing forum.

Chairman O'Leary closed the item for public comment.

Commissioner Cordes made a motion to receive and file staff's interpretation of the Zoning Code regarding calculation for demolition. Seconded by Chairman O'Leary and carried by the following vote:

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

Commissioner Haddad moved to have the Planning Commission as a higher body call for review staff's interpretation of the Zoning Code regarding calculation for demolition. Seconded by Commissioner Leung and carried by the following vote:

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

## **11. UPDATE FROM THE PLANNING MANAGER**

Planning Manager Reimers announced the upcoming Specific Plan Community Meeting to take place on November 5, 2015, at 7:00 p.m. in the City Hall Community Room.

## **12. COMMISSION ITEMS SEPARATE FROM THE COMMUNITY DEVELOPMENT DIRECTORS REGULAR AGENDA**

A. COMMISSIONER CORDES – None

- B. COMMISSIONER LEUNG – None
- C. COMMISSIONER MARSTON – Asked Associate Planner Gulick if a square footage incentive exists for solar panel installation.

Associate Planner Gulick stated that there is no square footage incentive for solar panel installation.

- D. VICE-CHAIRMAN HADDAD – Announced that the City is putting together sandbags for the anticipated El Nino storm.
- E. CHAIRMAN O'LEARY - Wished his son a happy birthday.

**13. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA –**

Austin, resident, inquired regarding the CEQA exemption for the project of 5556 Welland Avenue.

City Attorney Murphy stated that the findings for the CEQA determination are available for review.

Janice Helmer, resident, expressed concern regarding use of the Community Room for the upcoming Specific Plan Community Meeting.

**14. ADJOURNMENT**

The Planning Commission Regular Meeting was adjourned at 8:41 p.m.

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Chairman

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Secretary