

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
JANUARY 26, 2016 – 7:30 P.M.
COUNCIL CHAMBERS – 5938 KAUFFMAN AVENUE**

PROCEDURE TO ADDRESS PLANNING COMMISSION: If you wish to address the Planning Commission, please complete a Speaker Request Form, indicating the agenda item number and submit it to the Planning Secretary. There will be a maximum 20-minute period for comments on any subject with a 3-minute time limit on each speaker, unless waived by the Commission. You have the opportunity to address the Planning Commission at the following times:

- **AGENDA ITEM:** at the time the Commission considers the agenda item;
- **NON-AGENDA ITEM:** at the time for PUBLIC COMMENTS. Please note that while the Planning Commission values your comments, pursuant to the Brown Act, the Commission cannot take action on any item not listed on the agenda; and
- **PUBLIC HEARING:** at the time for public hearings under PUBLIC HEARING.

The listing of any item on the agenda includes the authority of the Commission to take action on such item and to approve, disapprove, or give direction on any item.

1. **CALL TO ORDER** – Chairman O’Leary
2. **ROLL CALL** – Commissioner Cordes, Leung, Marston, Haddad, O’Leary
3. **PLEDGE OF ALLEGIANCE**
4. **PRESENTATIONS**
5. **PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA**

The Planning Commission will now hear public comments regarding items **not listed** on the agenda. The procedure to address the Planning Commission is highlighted on the first page of this agenda. This section is limited to 30 minutes total.

6. **CONSENT CALENDAR**

All Consent Calendar items may be approved in a single motion as recommended unless removed for further discussion. If members of the Planning Commission or persons in the audience wish to discuss any matters listed on the Consent Calendar, please address them at this time.

Recommendation: Approve Item A per recommendations.

A. APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

- 1) [Minutes of the Planning Commission Meeting of January 12, 2016.](#)

7. PUBLIC HEARING

- A. [A tentative parcel map for a two-lot subdivision and a minor site plan review for the construction of a new two-story single-family dwelling on each lot.](#)

The property currently consists of a 1,626 square foot single-story residence with an attached garage. The applicant is proposing to demolish the existing structure in order to subdivide the property and develop each lot with a new two-story house. The proposed lot split will create two 50 foot wide by 150 foot deep lots, each having an overall land area of 7,500 square feet. After the subdivision is finalized, the property owner will construct a new two-story house on each parcel. Each house will consist of 3,125 square feet of floor area and an attached three-car garage. Each lot will also construct a 499 square foot detached accessory structure, detached accessory structures over 500 square feet require a conditional use permit. The property is located in the R-1 zone, and is designated as Low Density Residential by the City's General Plan.

Location: 9632 Lemon Avenue

File Number: 15-311

Project Planner: Adam Gulick

Recommendation:

- 1) Open the item for public comment;
- 2) Accept any public testimony; and
- 3) Adopt the resolution finding that the project is exempt from CEQA and approve the project subject to the proposed conditions of approval.

- B. [A major site plan review and tentative parcel map for the development of a condominium subdivision project consisting of three detached dwelling units.](#)

The proposal is to remove the two buildings currently on the site and develop three detached, two-story condominium dwelling units. The three dwellings will

be located along the westerly property line with the access driveway on the east. Each dwelling contains four bedrooms and three bathrooms. Each dwelling will have a floor area of 1,463 square feet to 1,533 square feet. The total proposed living area is 4,474 square feet. The architectural style used for the project features Spanish Colonial Revival. The project proposes to incorporate elements such as S-tiles, decorative corbels, wrought iron decorations, shutters, etc. to accomplish the details and quality of the style. The property is located in the R-2 zone, and is designated as Light Multiple Family Residential by the City's General Plan.

Location: 9619 Longden Avenue

File Number: 15-402

Project Planner: Hesty Liu

Recommendation:

- 1) Open the Public Hearing item;
- 2) Accept any public testimony; and
- 3) Adopt the resolution finding that the project is exempt from CEQA and approve the project subject to the proposed conditions of approval.

C. [A Zoning Code amendment to the Temple City Municipal Code to adopt the Water Efficient Landscape Ordinance.](#)

In 2006, the state passed AB 1881, known as the Water Conservation in Landscaping Act of 2006, which required that a local agency adopt a Water Efficient Landscape Ordinance by January 1, 2010, or take the Model Water Efficient Landscape Ordinance (MWELo) by default. Since the pass of AB 1881, staff had worked on an initiative of developing a local ordinance. The first draft was presented to the Planning Commission on April 28, 2015. After the release of the 2015 MWELo, a number of cities on the San Gabriel Council of Government (COG) formed a task committee to develop a Regional Ordinance or a template for the member cities. The COG committee released the template ordinance in October of 2015 and instructed members to use it for a local ordinance. The proposed Temple City Water Efficient Landscape Ordinance is developed based on such a template with minor modifications.

Location: Citywide

File Number: 15-478

Project Planner: Hesty Liu

Recommendation:

- 1) Open the item for public comment;
- 2) Accept any public testimony; and
- 3) Adopt the attached Resolution recommending that the City Council adopt the proposed Ordinance.

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM THE COMMUNITY DEVELOPMENT DIRECTOR

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

- A. COMMISSIONER CORDES
- B. COMMISSIONER LEUNG
- C. COMMISSIONER MARSTON
- D. VICE-CHAIRMAN HADDAD
- E. CHAIRMAN O'LEARY

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

The Planning Commission will now hear additional public comments regarding items **not listed** on the agenda. The procedure to address the Planning Commission is highlighted on the first page of this agenda.

14. ADJOURNMENT

NEXT REGULAR MEETING OF:

CITY COUNCIL	7:30 P.M.	FEBRUARY 2, 2016
PLANNING COMMISSION	7:30 P.M.	FEBRUARY 9, 2016

PARKS & RECREATION COMMISSION	7:30 P.M.	FEBRUARY 17, 2016
PUBLIC ARTS COMMISSION	7:00 P.M.	FEBRUARY 8, 2016
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	JANUARY 27, 2016

Notice: Staff reports or other written documentation relating to each item of business of this Agenda are available for viewing on the City's website at www.templecity.us and are on file in the Office of the Planning Division located at City Hall, 9701 Las Tunas Drive, Temple City, California, and available for review during regular office hours. Written documentation submitted to the Planning Commission after distribution of the agenda packet can be obtained at the Planning Division Office during regular office hours.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE PLANNING SECRETARY AT (626) 285-2171. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the Civic Center bulletin board not less than 72 hours prior to the meeting.

Jennifer Venters, Planning Secretary
Signed and Posted: January 22, 2016 (3:00 p.m.)