

**PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
JANUARY 26, 2016 – 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, Associate Planner Liu, and Planning Secretary Venters

3. **PLEDGE OF ALLEGIANCE**
4. **PRESENTATIONS** – None
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 January 12, 2016.

Vice-Chairman Haddad moved to approve the Consent Calendar. Seconded by Commissioner Cordes and was approved unanimously by the following votes:

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

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 located at 9632 Lemon Avenue.

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.

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

Chairman O'Leary asked City Attorney Murphy if the building inspector could be present when the slab is poured for the accessory structure.

City Attorney Murphy stated that it would be staff's purview to require the building inspector to be present when the slab is poured for the accessory structure.

Chairman O'Leary opened the public hearing.

Eric Tsang, applicant, would like to answer questions of the Planning Commission. Stated that he is willing to follow the conditions of approval.

Commissioner Leung asked the applicant if he would be willing to move the building to prevent flooding onto the neighboring rear property.

Eric Tsang, applicant, Stated that he could move the building accommodate the wishes of the Planning Commission.

Chairman O'Leary closed the public hearing.

Commissioner Leung made a motion to approve File 15-311, adopt the resolution as amended, and find that the project is categorically exempt. Seconded by Commissioner Cordes 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

- B. A major site plan review and tentative parcel map for the development of a condominium subdivision project consisting of three detached dwelling units located at 9619 Longden Avenue.

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.

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

Chairman O'Leary opened the public hearing.

Shawn Yu, Engineer, Stated that the staff report is accurate and he will abide by the conditions of approval.

Gordon Zhao, applicant, Thanked staff for the preparation of the staff report.

Carol Lee, resident, stated that she has no objections to the applicant's request. Asked the applicant if a screen could be put up along the west wall during the course of construction to prevent dust.

Gordon Zhao, applicant, referred to condition 19 to accommodate the applicant.

Chairman O'Leary closed the public hearing.

Commissioner Marston made a motion to approve File 15-402, 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, Marston, Haddad O'Leary
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

- C. A Citywide 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.

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

Vice-Chairman Haddad emphasized the importance of setting a standard for water conservation behavioral efforts as many assume that El Nino will end the drought however, future droughts are certain to occur. Stated that he would like to stay informed of guideline modifications. He asked Planning Manager Reimers if the Model Water Efficient Landscape Ordinance will be included in the zoning code.

Planning Manager Reimers stated that water efficient landscape will be heard by the City Council and be included in the City's ordinance. He stated that guideline modifications could be brought to the attention of the Planning Commission.

Commissioner Marston asked Associate Planner Liu how the Model Water Efficient Landscape Ordinance will be enforced.

Associate Planner Liu explained that landscape plans, audits, and surveys are tools used to enforce water conservation.

Chairman O'Leary opened the public hearing.

Jim Clift, resident, stated that he has noticed water running in the gutter in the evening and early mornings.

Planning Manager Reimers stated that the water company is responsible for enforcing appropriate water usage.

Patrick Yeh, Youth Committee Liaison, asked Planning Manager Reimers how the public would be made aware of the Model Water Efficient Landscape Ordinance.

Planning Manager Reimers stated that the City will create a flyer, reach out to contractors and developers, and write an article in the City Manager's Report.

Chairman O'Leary closed the public hearing.

Vice-Chairman Haddad made a motion to recommend that the City Council approve File 15-478, 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, Marston, Haddad, O’Leary
ABSTAIN:	Commissioner – None
NOES:	Commissioner – None
ABSENT:	Commissioner – None

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM THE PLANNING MANAGER

Planning Manager Reimers announced that February 2 is the deadline to register for the Planning Commissioner’s Academy held by the League of California Cities. He also updated the Commission that their interpretation of demolition has been appealed to the City Council and a previously appealed item (a tentative tract Map located at 5556 Welland Avenue) was upheld.

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

A. COMMISSIONER CORDES – None

B. COMMISSIONER LEUNG – None

C. COMMISSIONER MARSTON – None

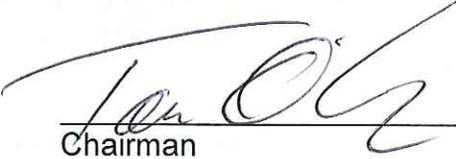
D. VICE-CHAIRMAN HADDAD – Stated that he may not be attending the next two Planning Commission meetings due to work.

E. CHAIRMAN O’LEARY – None

13. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA – None

14. ADJOURNMENT

The Planning Commission Regular Meeting was adjourned at 8:47 p.m.



Chairman



Secretary