



CITY OF TEMPLE CITY

# PLANNING COMMISSION MINUTES

## REGULAR MEETING

Tuesday, August 23, 2016, 7:30 P.M.

### OPENING MATTERS:

▪ **Call to Order**

▪ **Roll Call:**

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

ABSENT: Commissioner – None

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

▪ **Pledge of Allegiance**

**ORAL COMMUNICATIONS / PUBLIC COMMENT:** None

### APPROVAL OF MINUTES:

1. Planning Commission Meeting of August 9, 2016

Vice-Chairwoman Marston made a motion to approve the Planning Commission minutes dated August 9, 2016. Seconded by Commissioner Cordes and was approved unanimously by the following votes:

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

**PUBLIC HEARING ITEMS:**

2. **File: PL 16-253.** A request for the review and approval of Tentative Parcel Map No 74031 for a flag lot subdivision and a major site plan review for the construction of two new single-family residences on the property.

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

Chairman Haddad opened the public hearing.

Lap Ngutien, applicant's representative, stated that the applicant agrees to the conditions of approval and that he is available for questions of the Planning Commission.

Chris Gonzales, resident, asked the applicant's representative for the percentage of the lot coverage, how it will affect the mobile home park behind the property, and if the yard will be landscaped with grass.

Lap Ngutien, applicant's representative, stated that the lot coverage for the front parcel is 31 percent and the rear parcel has a 45.6 percent lot coverage, that the mobile home park should be minimally impacted as the rear house is single story with a six foot block wall, and that landscaping will be approved by the Community Development Department.

Rosemary Fernandez, resident, asked the applicant's representative if the homes will be sold or rented.

Lap Ngutien, applicant's representative, stated that the property owner will sell the development.

Chairman Haddad closed the public hearing.

Commissioner O'Leary made a motion to approve PL 16-253, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner Leung 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 16-350.** A minor site plan review for the construction of a new two-story single-family residence, and a conditional use permit for the construction of a 600 square-foot detached pool house with a three-quarter bathroom (toilet, sink, and shower).

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

Chairman Haddad opened the public hearing.

Kamen Lai, applicant, briefed the Planning Commission regarding the project, accepted the conditions of approval with the exception of condition four, and offered to answer questions of the Planning Commission.

Kristen Nguyen, property owner, stated that she would prefer to have the sink, cabinets, and counters to provide snacks for children without leaving them unsupervised.

Daniel Anderson, resident, expressed concern regarding noise and dust during the course of construction. He stated that he is in favor of the pool house as the property owner wishes.

Chairman Haddad closed the public hearing.

Commissioner Leung made a motion to approve PL 16-230, adopt the resolution, and find that the project is categorically exempt. Seconded by Vice-Chairwoman 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

4. **File: PL 16-244.** A conditional use permit for the modification of an existing pool house to allow the construction of a three-quarter bath within the pool house.

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

Chairman Haddad opened the public hearing and asked if the applicant was present. The applicant was not present.

City Attorney Murphy stated that the conditions of approval do not become valid until the applicant signs the Conditions of Approval therefore, the applicant is not required to be present at the Planning Commission Meeting.

Planning Manager Reimers stated that the applicant stated in a conversation earlier that week that they concur with the conditions of approval.

John Gera, resident, expressed concern that the pool house would be converted to a habitable structure.

Chairman Haddad closed the public hearing.

Commissioner Cordes asked Planning Manager Reimers what recourse could be taken if the pool house was converted into a second unit.

Planning Manager Reimers stated that if a report is made that the pool house has been illegally converted the Community Preservation Division will inspect the pool house. He stated that Community Preservation will soon be fully staffed and would like to have the pool houses and guest houses inspected annually. He added that condition 14 states that Community Preservation staff has the right to inspect the property for compliance and that the applicant is to pay for such inspection on an annual basis.

City Attorney Murphy stated that the Community Preservation Division at the direction of the City Manager could file a criminal or civil lawsuit with the City's Prosecutor if the property is not in compliance with the conditions of approval.

Commissioner O'Leary made a motion to continue PL 16-244 to the Planning Commission Meeting of October 11, 2016. 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

5. **File: PL 16-361.** A time extension request for Tentative Parcel Map No. 69983 for a flag lot subdivision. Tentative Parcel Map No. 69983 was originally approved by the Planning Commission on July 22, 2008. The subject property is zoned R-1.

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

Chairman Haddad opened the public hearing and asked if the applicant was present. The applicant was not present.

Chairman Haddad closed the public hearing.

Vice-Chairwoman Marston made a motion to approve PL 16-230, adopt the resolution, and find that the project is categorically exempt. Seconded by Commissioner Cordes 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

**DISCUSSION ITEM(S):**

6. None

**FUTURE AGENDA ITEMS AND REPORTS:**

7. **Planning Manager’s Report**

Planning Manager Reimers reminded the Planning Commission that the joint meeting of the Planning Commission and the General Plan Advisory Committee will take place August 30 in the Community Room located at Temple City Hall and that the proposed mixed use project is scheduled for September 13.

8. **Comments from Commissioners**

Commissioner Cordes – None

Commissioner Leung – None

Commissioner O’Leary – None

Vice-Chairwoman Marston – None

Chairman Haddad – Reminded the public to store drinking water for emergencies such as earthquakes.

**ADJOURNMENT:**

The Planning Commission Regular Meeting was adjourned at 8:50 p.m.

  
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Chairman  
\_\_\_\_\_  
Secretary

