



CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING

Tuesday, March 27, 2018, 7:30 P.M.

City Council Chambers, 5938 Kauffman Avenue, Temple City

www.templecity.us

OPENING MATTERS:

▪ **Call to Order**

▪ **Roll Call:**

▪ PRESENT: Haddad, Lee, O'Leary

▪ ABSENT: Vice-Chair Cordes, Chair Marston

▪ ALSO PRESENT: Planning Manager Reimers, City Attorney Murphy, Associate Planner Liu, Nick Pergakes, PlaceWorks Inc., and Planning Secretary Venters

Commissioner O'Leary moved to excuse Chair Marston and Vice-Chair Cordes for due cause. Seconded by Commissioner Lee and unanimously carried.

▪ **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Meeting of February 27, 2018.

Commissioner O'Leary made a motion to approve the Consent Calendar. Seconded by Commissioner Lee and was approved unanimously by the following votes:

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

PUBLIC HEARING ITEMS:

2. **PL 17-1099.** A conditional use permit to allow a new tutoring business with a maximum of 25 students and three onsite teachers at any given time.

Address: 4808 Baldwin Avenue

Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 17-1099 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.

Acting-Chair Haddad opened the public hearing.

Hoi Kwan, applicant, stated that he would like to amend the hours of operation to include Saturdays from 10:00 a.m. to 5:00 p.m. during the summer months. He otherwise concurred with the conditions of approval.

Acting-Chair Haddad closed the public hearing.

Commissioner O'Leary made a motion to approve PL 17-1099, adopt the resolution amending the hours of operation, and find that the project is categorically exempt. Seconded by Commissioner Lee and carried by the following roll call vote:

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

Acting-Chair Haddad ordered the Planning Commission Meeting to recess at 7:45 a.m.

Acting-Chair Haddad called the meeting back to order at 8:01 p.m.

3. **PL 18-1190.** A one-year time extension request to tentative parcel map (TPM) 72220 with no project changes. The TPM was approved in 2016 as a four lot commercial condominium.

Address: 5700 Rosemead Boulevard

Recommendation: That the Planning Commission adopt the attached Resolution finding that the project is exempt from CEQA and approving File PL 18-1190 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.

Acting-Chair Haddad opened the public hearing.

Deirdre McCollister, applicant's representative, explained to the commission the reason for the time extension request and concurred with the conditions of approval.

Acting-Chair Haddad closed the public hearing.

Commissioner O'Leary made a motion to approve PL 18-1190, 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 – Haddad, Lee, O'Leary
ABSTAIN: Commissioner – None
NOES: Commissioner – None
ABSENT: Commissioner – Cordes, Marston

WORKSHOP:

4. **PL 18-1198.** The City is in the beginning steps of updating the Zoning Code to conform to the newly adopted Mid-Century General Plan. This workshop will focus on the allowed uses and the standards within the Mixed Use zones.

Zone: Mixed Use

Recommendation: 1. Receive staff's presentation
2. Ask questions of staff
3. Take public comment
4. Provide direction to staff regarding amendments to the Mixed-Use Zone District

PLANNING COMMISSION MINUTES
MARCH 27, 2018

Project Planner: Scott Reimers
sreimers@templecity.us

Planning Manager Reimers gave a brief summary and introduced Nick Pergakes, PlaceWorks, to provide the PowerPoint presentation.

Nick Pergakes, PlaceWorks, provided a PowerPoint presentation explaining the mixed-use districts and zoning concepts primarily focusing on the Mixed-Use Low Intensity zone (MU-L) and the Mixed-Use Medium Intensity zone (MU-M).

Commissioner Lee asked if parking standards have been set in place for the two proposed mixed-use zones.

Nick Pergakes, PlaceWorks, Inc., stated that it's possible for parking to be above ground or subterranean and that the standards would be in the parking section of the code.

Commissioner O'Leary asked Planning Manager Reimers why mixed-use is being proposed along the area of Gidley Street, Bisby Street, and Fiesta Avenue.

Planning Manager Reimers stated that the GPAC listed the southerly portion of the City as an area of change as it is currently a mixture of industrial, commercial, and residential uses. He further explained that the MU-M has a 2.0 floor area ratio allowing up to 36 units per acre. He further added that the floor area ratio in the MU-M zone would not work in the southerly portion of the City therefore, two separate mixed-use zones were created. He encouraged the Planning Commission and the public to provide input regarding changes that should be made to either mixed-use zone.

Commissioner O'Leary asked Mr. Pergakes about the lot size for mixed-use development.

Nick Pergakes, Placeworks, Inc., stated that setbacks and building heights are currently being discussed, however a large amount of land would have to be purchased to develop a mixed-use project.

Acting-Chair Haddad opened the discussion for public comment.

Michelle Ritter, resident, asked Planning Manager Reimers for clarification regarding convenience stores and for the parking requirement for retail use. She felt that a mixed-use zone would not be complementary in the southerly portion of the City,

Planning Manager Reimers stated that a convenience store would be similar to a 7-Eleven, that alcohol with offsite sales would be prohibited in the MU-L zone, and that parking for retail use is one parking space for every 250 square feet of gross floor area.

PLANNING COMMISSION MINUTES
MARCH 27, 2018

Lucy Liu, resident, asked Planning Manager Reimers if developments would be subject to mitigation measures by CEQA. She stated that she would like to see a balance between maintaining the quality of life the residents of MU-L zone currently enjoy without prohibiting development. She is not in favor of single room occupancy buildings and expressed concern regarding mixed-use developments facing residential properties.

Planning Manager Reimers stated that if staff relied wholly upon CEQA the community may not achieve a desired result. He encouraged the community to think about what is appropriate for their neighborhood and provided his email address for additional comments.

Ousama Nimri, resident, stated that it may be difficult for a developer to proceed with a mixed-use project if property owners choose not to sell their property and that multi-story buildings will require ample setbacks.

Jim Clift, resident, asked Planning Manager Reimers if a percentage of development would be dedicated to residential or mixed-use and potentially how long it may take for a mixed-use project in the MU-L zone to be developed.

Planning Manager Reimers stated that it could take several years before a mixed-use project is developed and that there is not a percentage of development dedicated to a specific use or area.

John Ritter, resident, asked that staff be considerate of the residents in the MU-L zone when determining what businesses are allowable.

Acting-Chair Haddad asked Planning Manager Reimers to follow up with the Planning Commission regarding the comments made by the public regarding mixed-use zones.

Deirdre McCollister, MIG Hogle-Ireland, Inc., asked Planning Manager Reimers if Lyledale Street could be included in the MU-M zone. She continued to explain that a client of her company purchased a property on Las Tunas Drive that would be otherwise difficult to develop.

City Attorney Murphy stated that the City could explore rezoning Lyledale Street to the MU-M zone.

Planning Manager Reimers read points made by the Planning Commission and the public.

ORAL COMMUNICATIONS / PUBLIC COMMENT:

Acting-Chair Haddad reopened comments not on the agenda.

Dave Barella, business owner, spoke about parking and traffic congestion in the Temple City Marketplace pointing out that he has heard that there will be a new restaurant in the shopping center. He stated that he and business owners within Temple City Marketplace signed a petition against new restaurants.

FUTURE AGENDA ITEMS AND REPORTS:

5. Planning Manager's Report

Planning Manager Reimers stated that he has no items to report.

6. Comments from Commissioners

Commissioner Haddad – None

Commissioner Lee – Encouraged staff to continue to use various methods of notification using multiple languages to reach as many residents as possible. He requested to have a discussion regarding Temple City Marketplace agendized. He felt that staff should use caution when considering allowable business uses in the MU-L zone.

Commissioner O'Leary – Thanked the public for providing input for attending the Planning Commission Meeting.

Vice-Chair Cordes – Absent

Chair Marston – Absent

ADJOURNMENT:

4. Adjourn to the Planning Commission Meeting of April 10, 2018 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission Regular Meeting was adjourned at 9:13 p.m.



Acting-Chair



Secretary