



CITY OF TEMPLE CITY

# PLANNING COMMISSION MINUTES

## **SPECIAL MEETING**

Tuesday, February 28, 2019, 7:30 P.M.

City Council Chambers, 5938 Kauffman Avenue, Temple City

[www.templecity.us](http://www.templecity.us)

### **OPENING MATTERS:**

#### ▪ **Call to Order**

#### ▪ **Roll Call:**

▪ PRESENT: Cordes, Haddad, Martson, Vice-Chair Lee, Chair O'Leary

▪ ABSENT:

▪ ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, Planning Associate Liu and Planning Secretary Scott

#### ▪ **Pledge of Allegiance**

### **CONSENT CALENDAR:**

1. Planning Commission Minutes of February 12, 2019.

Commissioner Marston made a motion to approve the minutes of February 12, 2019 listed on the Consent Calendar. Seconded by Commissioner Haddad and was approved unanimously by the following votes:

AYES: Commissioner – Cordes, Haddad, Marston, Vice-Chair Lee, Chair O'Leary

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – None

### **PUBLIC HEARING ITEMS:**

2. **PL 19-1651.** General Plan Annual Report 2018

Address: Citywide

PLANNING COMMISSION MINUTES  
FEBRUARY 28, 2019

Recommendation:       1.) Provide comment on the General Plan Annual Report.  
                                  2.) Recommend that the City Council approve the General Plan Annual Report and direct staff to file the report with the corresponding State Departments.

Project Planner:       Hesty Liu, AICP, Associate Planner  
                                  hliu@templecity.us

Associate Planner Liu and Planning Manager Reimers gave a presentation on the General Plan Annual Report for 2018.

Commissioner Haddad's questions related to sidewalks and wanted to make sure that the city knows some new court rules.

Commissioner Marston asked about the City's budget for CDBG housing grant programs and whether the money needs to be paid back.

Planning Manager Scott stated that the funding for the rehabilitation program is through the federal government Community Development Block Grant program. The Council has decided to spend the money on three programs. The first one is reducing the price of youth services for parks and recreation programs. The second one is rehabilitating houses of low income families which has two pieces one is a grant and the other one is a loan. The third one is to assist owners with asbestos and lead abatement. The funding is a total of \$175,000 a year. The maximum grant is \$10,000 and does not need to be paid back and the maximum loan is \$30,000-40,000. There is no interest on the loan and it is only paid back when the property is refinanced or sold, once the loan is paid back it will go back into the program.

Commissioner Lee wants to make sure that the City is aware of Proposition 68 which provides funds for open space.

Commissioner O'Leary opened the public hearing.

Jim Cliff, resident, stated that presently the new governor has hired new people that are making a lot of changes and there might be more inclusive policies out there and that is a concern.

Planning Manager Reimers stated that presently the city only is required to demonstrate that there will be capacity to build low income housing. There is additional legislations that is looking to penalize cities that do not meet goals set by the regional housing needs assessment.

Commissioner Haddad closed the public hearing. Seconded by Commissioner Marston.

Commissioner Haddad made a motion to move and adopt a recommendation that the City Council approve file PL 19-1651 The General Plan Annual Report subject to minor changes discussed. Seconded by Commissioner Marston and was approved by the following votes:

PLANNING COMMISSION MINUTES  
FEBRUARY 28, 2019

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

**FUTURE AGENDA ITEMS AND REPORTS:**

**3. Planning Manager's Report**

Planning Manager Reimers gave an overview of the Community Development Department's activities in 2018.

**4. Comments from Commissioners**

Commissioner Cordes – The Zoning Code Update was very enlightening and enjoyed the Camellia Festival.

Commissioner Haddad – Camellia Festival was great.

Commissioner Marston – Gave her opinion on the cause for the reduction in building activity.

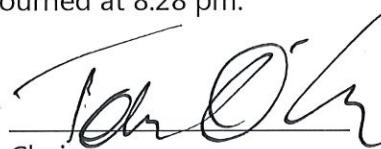
Vice-Chair Lee – Enjoyed the Camellia Festival and thanked the staff for great work.

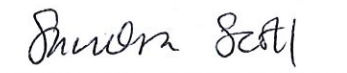
Chair O'Leary – Great job on preparing the General Plan annual report and enjoyed the Camellia Festival.

**ADJOURNMENT:**

5. Adjourn to the special Planning Commission Meeting of March 12, 2019 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission Regular Meeting was adjourned at 8:28 pm.

  
Chair

  
Secretary