



CITY OF TEMPLE CITY

# PLANNING COMMISSION MINUTES

## **REGULAR MEETING**

Tuesday, June 11, 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, Martson, Vice-Chair Lee, Chair O'Leary
  - ABSENT: Haddad
  - ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, and Planning Secretary Scott.
- **Pledge of Allegiance**
- Commissioner Lee made a motion to excuse Commissioner Haddad for due cause. Seconded by Commissioner Cordes and unanimously carried.

### **ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE**

### **CONSENT CALENDAR:**

1. Planning Commission Minutes of May 28, 2019.

Commissioner Cordes made a motion to approve the minutes of May 28, 2019 listed on the Consent Calendar. Seconded by Commissioner Marston and was approved unanimously by the following votes:

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

**PUBLIC HEARING ITEMS:**

**2. PL 18-1198** Comprehensive Zoning Code Update

Address: Citywide

Recommendation:       1. Receive staff's presentation.  
                              2. Ask questions of staff.  
                              3. Take public comment.  
                              4. Provide staff input on changes to the draft zoning map  
                                      (Attachment 3) and the draft zoning code (Attachment 4).

Schedule a public hearing for June 25, 2019, for the zoning code update, zoning map update, and the Addendum to the Temple City General Plan Update and Crossroads Specific Plan EIR.

Project Planner:       Scott Reimers, Planning Manager  
                                      sreimers@templecity.us

Planning Manager Reimers gave a brief presentation.

Commissioner Marston asked if the setbacks in a single-family (R-1) residence could be less than 20 feet and if there are hardscape requirements on the driveway?

Planning Manager Reimers stated that 20 feet is the minimum. The hardscape requirement is only applied in the front of the house.

Commissioner Cordes asked if the requirement that an air conditioner had to be 10 feet from a window was only regarding bedroom windows.

Planning Manager Reimers confirmed that the Code only addresses bedroom windows.

Vice-Chair Lee asked if the City can regulate hours of operation for commercial businesses to stay open and also asked about flashing signs.

Planning Manager stated that there is nothing in the Code requiring businesses to be open during certain hours. He also confirmed that flashing signs are considered "illegal signs."

Chair O'Leary thanked staff for their hard work.

Chair O'Leary opened the public hearing.

Yu-Wen Taylor, resident, commented on the graduated maximum lot coverage, the tree preservation incentive and the requirement to plant 36-inch box trees.

PLANNING COMMISSION MINUTES  
JUNE 11, 2019

Deirdre McCollister asked the Commission if the properties at 9087 to 9091 Lyledale could be zoned from commercial to Mixed-Use, Medium.

Commissioner Marston made a motion to close public comments. Seconded by Vice-Chair Lee.

Commissioner Lee commented on the maximum lot coverage requirements.

Commissioner Marston commented on the incentive system.

The Commission directed staff to return with a recommendation regarding Ms. McCollister's request, the maximum lot coverage, and minimum hours of operation in the Downtown Core.

**FUTURE AGENDA ITEMS AND REPORTS:**

**4. Planning Manager's Report**

Planning Manager stated that on June 4, 2019, the City Council discussed and analyzed the ordinance that sets the maximum height and stories of a structure in front of a flag or tiered lot for a single family house. The amendment was approved.

**5. Comments from Commissioners**

Commissioner Cordes – Mentioned that Bistro Na's at Camellia Square has received a rating from Michelin.

Commissioner Haddad – Absent.

Commissioner Marston – Asked if the recycling business is open yet.

Vice-Chair Lee – Thanked staff for their hard work.

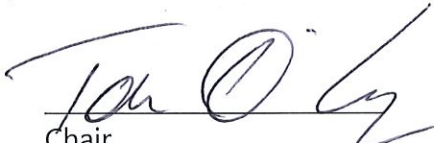
Chair O'Leary – Thanked staff.


PLANNING COMMISSION MINUTES  
JUNE 11, 2019

**ADJOURNMENT:**

6. Adjourn to the Planning Commission Meeting of June 25, 2019 at 7:30 p.m., City Council Chambers, Civic Center, 5938 Kauffman Avenue, Temple City.

The Planning Commission was adjourned at 8:52 pm.

  
Chair

  
Secretary