



CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING

Tuesday February 23, 2021, 7:30 P.M.

Via Teleconference

www.templecity.us

OPENING MATTERS:

▪ Call to Order

Chair Haddad called the Planning Commission Regular Meeting to order at 7:30 p.m. telephonically using the GoToMeeting application.

▪ Roll Call:

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

▪ ABSENT: None

▪ ALSO PRESENT: Community Development Director Reimers, Associate Planner Liu and Planning Secretary Scott.

▪ Pledge of Allegiance

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. Planning Commission Minutes of November 10, 2020.

Vice-Chair Cordes made a motion to approve the minutes of November 10, 2020, listed on the Consent Calendar. Seconded by Commissioner O'Leary and approved by the following votes:

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

ABSTAIN: Commissioner – None

NOES: Commissioner – None

ABSENT: Commissioner – None

PUBLIC HEARING ITEM:

2. PL 21-2754 General Plan Annual Report 2020

Address: Citywide

Recommendation: This project is exempt from the California Environmental Quality Act (CEQA) pursuant section 15306 (information collection) of the California CEQA Guidelines.

Project Planner: Hesty Liu
hliu@templecity.us

Associate Planner Liu gave a brief presentation.

Commissioner Lee asked staff about the RHNA requirements and what consequences would be if the City cannot fulfill the requirement for affordable housing in the six cycle (next eight years).

Community Development Director Reimers said that RHNA is not a housing construction goal, but the City needs to show capacity to reach the allocation. For now State law does not require cities to construct the housing.

Commissioner Guan asked about the ADU ordinances.

Mr. Reimers stated that we have a handout online and staff will provide the links to her.

Commissioner O'Leary asked about the RHNA eight year cycle and how the numbers have changed over time.

Mr. Reimers stated there was a big decrease in our RHNA numbers, because at the beginning of this cycle we were still dealing with the great recession and vacancy levels were high. However, the new cycle has dramatically increased.

Vice-Chair Cordes asked about the SB2 and LEAP grants and also how the two projects in the Crossroads Specific Plan are progressing.

Mr. Reimers gave an explanation about the two grants received. He stated that they will be used on the Housing Element update and the Objective Design Standards. The mixed-use project at 5770 Rosemead Blvd. is 73 units and has submitted for building plan check. The 26-unit project at Rosemead Boulevard and Rancho Real Road is in the process of design revisions. Staff is working with the designer and the owner.

Chair Haddad opened the public comments.

No members of the public provided comment.

Commissioner Lee moved to close the public comments. The motion was seconded by Commissioner Guan.

Commissioner O'Leary made a motion to recommend that the City Council approve file PL 21-275. The motion was seconded by Commissioner Lee carried by the following roll call vote:

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

FUTURE AGENDA ITEMS AND REPORTS:

3. Community Development Manager Report

Mr. Reimers announced that the City's Building Inspector, Bill Reed, passed away in January. He also stated that there will be a meeting tomorrow, Thursday, February 24 at 7:00 p.m. to discuss the Housing Element, people can send their comments or questions to planning@templecity.us. The meeting will be held virtually and it will be posted online. The Citizen's Academy will also be on Thursday. He also mentioned that the City has taken 187 online applications for planning and 732 permits and plan checks since the pandemic began. He gave an update on the Community Development Block Grant funds. He stated 71 out of 73 temporary residential rental assistance grants were funded.

4. Comments from Commissioners

Vice-Chair Cordes – No comments.

Commissioner Guan – No comments.

Commissioner O'Leary – He said asked to close the meeting in honor of Bill Reed, the City's Building Inspector.

Chair Haddad – Congratulated Commissioner Lee for being recommended for Impact Maker and announced the COVID-19 clinic will be held Friday, March 4 and 5.

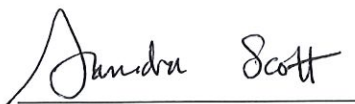
Commissioner Lee – No comments.

ADJOURNMENT:

5. The Planning Commission Meeting was adjourned at 8:18 p.m. in honor of Bill Reed.



Chair



Secretary