



CITY OF TEMPLE CITY

PLANNING COMMISSION MINUTES

REGULAR MEETING

Tuesday, January 23, 2018, 7:30 P.M.

City Council Chambers, 5938 Kauffman Avenue, Temple City

www.templecity.us

OPENING MATTERS:

▪ Call to Order

▪ Roll Call:

- PRESENT: Lee, O'Leary, Vice-Chair Cordes, Chair Marston
- ABSENT: Commissioner – Haddad
- ALSO PRESENT: Planning Manager Reimers, City Attorney Thuyen, and Planning Secretary Venters

Commissioner O'Leary made a motion to excuse Commissioner Haddad for due cause seconded by Vice-Chair Cordes and unanimously carried.

▪ Pledge of Allegiance

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

CONSENT CALENDAR:

1. [Planning Commission Meeting of November 28, 2017.](#)

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

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

PUBLIC HEARING ITEMS:

2. **PL 17-1057.** A request for a conditional use permit for the construction of a freestanding, electronic changeable copy sign.

Address: 4509 Temple City Boulevard

Recommendation: That the Planning Commission adopt the Resolution finding that the project is exempt from environmental review in accordance with Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

Project Planner: Hesty Liu
hliu@templecity.us

Planning Manager Reimers gave a brief summary of the staff report.

Chair Marston opened the public hearing.

Tony Wong, applicant, explained the purpose of the changeable LED sign and intends to keep the language on the sign simple. Stated that he concurs with the conditions of approval.

Michelle Ritter, resident, asked if the size of the sign could be reduced.

Chair Marston stated that the applicant is well below the maximum size limit for the sign.

Chair Marston closed the public hearing.

Vice-Chair Cordes stated that he could not make the findings to approve the request as the sign is adjacent to an R-1 zone.

Commissioner O'Leary made a motion to approve PL 17-1057, 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 – Lee, O'Leary, Marston

ABSTAIN: Commissioner – None

NOES: Commissioner – Cordes

ABSENT: Commissioner – Haddad

DISCUSSION ITEMS:

- Zoning Code Update, Strategy and Schedule

Planning Manager Reimers stated that on December 5 the City Council adopted the Mid-Century General Plan. He then presented a tentative monthly schedule to update the zoning code so that it reflects the Mid-Century General Plan. Mr. Reimers added that the GPAC will design an outreach program to reach out to the public to highlight issues that need to be addressed. He concluded that the Planning Commission may want to consider revising the sign regulations and design guidelines.

- Short Term Rental Ordinance

Planning Manager Reimers asked for the Planning Commission's input regarding short term housing. He then presented a survey of various cities that have adopted short term housing ordinances, explaining the various types of short term stays such as hosted stays, un-hosted stays, vacation rentals, and rentals used for gatherings and commercial filming. Mr. Reimers asked the Planning Commission to also consider if issues related to short term housing such as Accessory Dwelling Units should be used as rentals, if short rentals should be allowable in multi-family developments, and how the Regional Housing Needs Assessment would be affected. The Commissioner's expressed a desire to prohibit the use.

FUTURE AGENDA ITEMS AND REPORTS:

3. Planning Manager's Report

Planning Manager Reimers stated that the Terraces of Temple City development has been submitted for building plan check. He stated that the City Council would like to conduct a parking study to address parking in the future as parking is at maximum capacity.

Chair Marston asked about Bay Garden, an upcoming restaurant on Las Tunas Drive.

Planning Manager Reimers stated that the City is currently working with the applicant to resolve issues created by non-permitted improvements.

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4. **Comments from Commissioners**

Commissioner Haddad – Absent

Commissioner Lee – None

Commissioner O’Leary – None

Vice-Chair Cordes – None


Chair Marston – Announced that her son was accepted to the High School Musical performance at school.

ADJOURNMENT:

The Planning Commission Regular Meeting was adjourned at 8:44 p.m.



Chair



Secretary

