



CITY OF TEMPLE CITY

DIRECTOR'S HEARING MINUTES

REGULAR MEETING

Tuesday, May 8, 2018 5:00 P.M.

City Council Chambers, 5938 Kauffman Ave., Temple City

www.templecity.us

OPENING MATTERS:

- **Call to Order** – Community Development Director Forbes

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

PUBLIC HEARING ITEMS:

1. **File: PL 17-861.** A Major Site Plan Review for the development of a new warehouse project. The site is located in the M-1 Zone.

Address: 9549 Gidley Street

Recommendation: That the Community Development Director adopt the attached resolution finding that the project is exempt from CEQA and approve File PL 17-861 subject to the proposed conditions of approval.

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

Associate Planner Liu gave a brief summary of the staff report.

Community Development Director Forbes opened the public hearing. He stated that he previously spoke with Associate Planner Liu regarding height requirements for hedges, second floor windows, and asked if a transformer for refrigeration from Edison is required.

Associate Planner Liu stated that condition two could be modified to state that the hedges shall be no less than 15 gallons in size with a spacing of no more than five feet apart and must not be pruned to be less than 15 feet in height, a condition could be added stating that the site plan must be revised

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to identify the location of the electric transformer, and that the windows on the second story must be view obscuring.

Eric Luk, applicant, stated that he has reviewed and will abide by the conditions of approval, including the modifications noted by Ms. Liu.

John Ritter, resident, requested that the project be put on hold until the new zoning requirements are finalized to implement the new General Plan and spoke regarding traffic, noise, and lack of privacy.

Associate Planner Liu stated that the 2017 zoning code must be applied to the project since the application was submitted prior to approval of the recently adopted General Plan. She explained that the business use should not generate an increase of traffic, that the purpose of the business is to store food therefore noise should be minimal, and that privacy will be preserved by requiring high hedges and view obscuring windows.

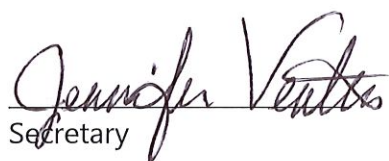
Community Development Director Forbes closed the public hearing, approved PL 17-861 with the modification of condition two as recommended by Ms. Liu, and with added conditions regarding the location of the transformer, and requiring frosted windows on the second floor, found that the project is categorically exempt, and adopted the resolution.

ADJOURNMENT:

The Director's Hearing was adjourned at 5:18 p.m.



Director



Secretary