



CITY OF TEMPLE CITY

# DIRECTOR'S HEARING MINUTES

## **SPECIAL MEETING**

Tuesday, January 9, 2018 **4:00 P.M.**

City Council Chambers, 5938 Kauffman Ave., Temple City

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

### **OPENING MATTERS:**

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

### **ORAL COMMUNICATIONS / PUBLIC COMMENT:**

Kamen Lai, asked about traffic circulation around schools.

Community Director Forbes stated that he should direct his concerns to the Transportation and Public Safety Commission.

### **PUBLIC HEARING ITEMS:**

1. **File: PL 17-959.** A request for a major site plan review for a 183-square-foot addition to a dental office to connect the existing office to the existing detached storage unit in the rear.

Address: 10411 Lower Azusa Road

Recommendation: That the Community Development Director adopt the attached resolution finding that the project is exempt from CEQA and approve File PL 17-959 subject to the proposed conditions of approval.

Project Planner: Dean Flores, Planning Intern  
dflores@templecity.us

Planning Intern Flores gave a brief summary of the staff report.

Community Development Director Forbes opened the public hearing.

Kevin Yang, applicant, stated that he has reviewed and will abide by the conditions of approval. He would prefer to keep the gravel at the business site to avoid vegetation overgrowth.

Community Director Forbes stated that the gravel could most likely be left if drought tolerant landscape is planted.

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Community Development Director Forbes closed the public hearing, approved PL 17-959, found that the project is categorically exempt from CEQA, and adopted the resolution.

2. **File: PL 17-845.** A request for a major site plan review for the development of two, new two-story detached dwelling units with attached garages on an R-2 zoned lot.

Address: 9039 Rancho Real Road

Recommendation: That the Community Development Director adopt the attached resolution finding that the project is exempt from CEQA and approve File PL 17-845 subject to the proposed conditions of approval.

Project Planner: Andrew Coyne, Management Analyst  
acoyne@templecity.us

Management Analyst Coyne gave a brief summary of the staff report.

Community Development Director Forbes opened the public hearing.

Kamen Lai, applicant, stated that he has reviewed and will abide by the conditions of approval.

Community Development Director Forbes closed the public hearing, approved PL 17-845, found that the project is categorically exempt from CEQA, and adopted the resolution.

3. **File: PL 17-948.** A request for a major site plan review for the development of a multiple-family project consisting of two, new two-story detached dwelling units with attached garages. The property is zoned R-2.

Address: 10912 Freer Street

Recommendation: That the Community Development Director adopt the attached resolution finding that the project is exempt from CEQA and approve File PL 17-948 subject to the proposed conditions of approval.

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

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

Community Development Director Forbes opened the public hearing.

Eric Tsang, applicant, stated that he has reviewed and will abide by the conditions of approval.

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Community Development Director Forbes closed the public hearing, approved PL 17-948, found that the project is categorically exempt from CEQA, and adopted the resolution.

**ADJOURNMENT:**

The Director's Hearing was adjourned at 4:18 p.m.



Director



Secretary

