

**DIRECTORS HEARING  
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING  
SEPTEMBER 8, 2015**

**1. CALL TO ORDER**

Community Development Director Forbes called the Directors Hearing regular meeting to order at 5:11 p.m. in City Hall located at 9701 Las Tunas Drive, Temple City.

**2. CONSENT CALENDAR – None**

**3. PUBLIC HEARING**

**A. A MAJOR SITE PLAN REVIEW FOR THE CONSTRUCTION OF A THREE-UNIT MULTI-FAMILY PROJECT.**

The Community Development Director will consider a proposal for three detached, two-story dwelling units. Each dwelling contains four bedrooms, one on the ground level and three on the second level. The gross living area for the three dwellings is 4,474 square feet. The proposed Floor Area Ratio is .49. The proposed Lot Coverage is 30.6%. The proposed density is 11.3 units per acre, complying with the maximum density of 12 units per acre. The property is zoned R-2, Light Multiple Residential, and is designated Medium Density Residential by the General Plan.

Community Development Director Forbes asked the applicant if they had reviewed the conditions of approval.

Gordon Zhao, applicant's representative, stated that he has read and will abide by the conditions of approval.

Community Development Director Forbes opened the public hearing.

Carol Lee, resident, asked how long it would take to complete the project and expressed concern regarding increased parking, allowable hours of construction, and excessive windows.

Resident (male), requested that allowable construction be reduced to six days a week.

Gordon Zhao, applicant's representative, that the overall residential development should be completed quickly and that he is willing to allow construction six days on a week to week basis.

Community Director Forbes stated that the project complies with the City's current parking standard and that the windows along the easterly and westerly side of the

residences will be removed as long as appropriate fire egress is provided from another window.

Community Development Director Forbes closed the public hearing, approved file 15-202, and adopted Resolution 15-0002 CDD as amended to reduce the allowable days of construction from seven days a week to Monday through Saturday.

4. **PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA** – None
5. **ADJOURNMENT**

The Director's Regular Meeting was adjourned at 5:33 p.m.



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Community Development Director

Secretary

