



CITY OF TEMPLE CITY

DIRECTORS HEARING MINUTES

REGULAR MEETING

Tuesday, November 8, 2016, 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:

For individuals wishing to address the director on matters not on the agenda.

None.

PUBLIC HEARING ITEMS:

1. **File: PL 16-326.** Major Site Plan Review for a multiple-family development consisting of two new dwellings units. The property is zoned R-2.

Address: 6132 Kauffman Avenue

Recommendation: That the Community Development Director adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 16-326 subject to the proposed conditions of approval..

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

Community Development Director Forbes opened the public hearing.

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

Community Development Director Forbes closed the public hearing.

Community Development Director Forbes approved PL 16-326, and adopted the resolution.

2. **File: PL 16-351.** A Major Site Plan Review for a commercial renovation project involving a façade improvement, reconfiguration of the existing floor area, and an addition of 477 square feet.

Address: 9909 Las Tunas Drive

Recommendation: That the Community Development Director adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 16-351 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.

Donna Fong, applicant, asked Community Development Director Forbes to modify condition three in the Conditions of Approval as she intends to landscape the easterly perimeter of the property as opposed to the westerly side of the property.

Community Director Forbes asked Associate Planner Liu if there were any requirements in the Downtown Specific Plan that would require the westerly side of the property to be landscaped.

Associate Planner Liu stated that the Downtown Specific Plan requires five percent of the property to be landscaped but does not specify what area of a property should be landscaped.

Community Development Director Forbes closed the public hearing.

Community Development Director Forbes approved PL 16-351, and adopted the resolution, including a modification to condition three to allow the five percent landscaping to be provided anywhere on the property.

DIRECTORS HEARING MINUTES
NOVEMBER 8, 2016

ADJOURNMENT:

The Director's Hearing was adjourned at 5:07 p.m.



Director



Secretary

