PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA

SPECIAL MEETING
MARCH 29, 2016 – 7:30 P.M.

1. **CALL TO ORDER** – Chairman O'Leary

2. **ROLL CALL** – Commissioner Cordes, Leung, Marston, Haddad, O'Leary

PRESENT: Commissioner – Cordes, Leung, Haddad, O'Leary

ABSENT: Commissioner – Marston

ALSO PRESENT: Community Development Director Forbes, Planning Manager Reimers, Scott Martin RRM Design Group, Associate Planner Gulick, Associate Planner Liu, and Planning Secretary Venters

Vice-Chairman Haddad made a motion to excuse Commissioner Marston for due cause, seconded by Commissioner Cordes and unanimously carried by the following votes:

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

3. **PUBLIC HEARING**

A. Mixed-Use Tour

Alhambra Site Visit
- 500 West Main Street
- 410 West Main Street
- 300 West Main Street

Pasadena Site Visit
- 840 East Green Street (SEC of Hudson Ave & Green St)
- 708 East Colorado Boulevard (SWC of Hudson Ave & Colorado Blvd)
- 621 East Colorado Boulevard (NWC of El Molino Ave & Colorado Blvd)
- 16 South Oakland Avenue (SEC of Madison & Colorado Blvd)

Planning Manager Reimers introduced Scott Martin of RRM Design Group to the Planning Commission. He briefed the Planning Commission regarding the purpose of the tour and requested that the Planning Commission observe each

development individually and consider what types of mixed-use developments would be best for the upcoming draft Specific Plan and future mixed-use developments. He also spoke explained various architectural concepts to the Planning Commission as each site was visited.

Scott Martin, RRM Design Group, pointed out detailing at each site, detail placement, pedestrian activity, pedestrian features and amenities, privacy, open space, parklets, landscaping, visual cues such as paving and courtyards, and noise mitigation.

Commissioner Cordes – Asked if the City has the ability to influence what types businesses are in mixed-use developments.

Commissioner Leung – Expressed concern regarding parking in mixed-use developments. He felt that courtyard features are attractive and resident friendly. He further commented on parklets and lane reduction.

Vice-Chairman Haddad – Asked if buildings should contrast in appearance and what noise reduction measures could be taken for those who reside in mixed-use developments.

Chairman O'Leary – Asked about how parking would be accommodated in mixed-use developments in Temple City.

Scott Martin, RRM Design Group, stated that one of the goals in mixed-use developments is to increase pedestrian activity therefore reducing the need for parking spaces. He added that pedestrian friendly features such as courtyards, benches, and fountains away from the street would help reduce noise. Lastly, he stated that the buildings within a mixed-use area do not have to be the same however, the buildings in the area should complement each other.

Planning Manager Reimers stated that the City can push directionally for certain types of businesses through parking requirements. He added that underground parking would be a possibility for mixed-use developments in Temple City.

4. ADJOURNMENT

The Planning Commission Special Meeting was adjourned at 7:30 p.m.

Chairman

Secretary