CITY OF TEMPLE CITY

DIRECTOR'S HEARING MINUTES

SPECIAL MEETING
Tuesday, September 17, 2019 5:00 P.M.
City Council Chambers, 5938 Kauffman Ave., Temple City
www.templecity.us

PROCEDURE TO ADDRESS THE COMMUNITY DEVELOPMENT DIRECTOR:
If you wish to address the Community Development Director, please complete a Speaker Request Form, indicating the agenda item number and submit it to the Director. There will be a maximum 20-minute period for comments on any subject with a 3-minute time limit on each speaker, unless waived by the Director. You have the opportunity to address the Community Development Director at the following times:

***AGENDA ITEM** - at the time the Community Development Director considers the agenda item.*

***NON-AGENDA ITEM** - at the time for PUBLIC COMMENTS. Please note that while the Community Development Director values your comments, pursuant to the Brown Act, the Community Development Director cannot take action on any item not listed on the agenda.*

The listing of any item on the agenda includes the authority of the Community Development Director to take action on such item and to approve, disapprove, or give direction on any item.

OPENING MATTERS:

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

ORAL COMMUNICATIONS / PUBLIC COMMENT: NONE

PUBLIC HEARING ITEMS:

1. **PL 18-1556** A request for a major site plan review for the construction of a four-story building, mixed-use project consisting of approximately 15,743 square feet of commercial floor area on the ground floor; 1,892 square feet of work/live area and 1,311 square feet of commercial area on the second floor; and 73 residential units above the first floor that consist of approximately 83,671 square feet. The project will also consist of 63 parking spaces on the ground level and have one level of underground parking consisting of 117 parking spaces.

   Address: 5570 Rosemead Boulevard

Recommendation:	Adopt the attached Resolution finding that the project is exempt from CEQA per Section 15183 and approve file PL 18-1556 subject to the proposed recommended conditions of approval.
Project Planner:	Adam Gulick, Associate Planner agulick@templecity.us

Associate Planner Adam Gulick gave a brief presentation.

Community Development Director Forbes opened the public hearing.

Justin Dewitt, architect, gave an explanation in regards to how the project design theme was chosen. The applicant agreed with all conditions of approval.

Cindy Sun, resident, gave her opinion on the project. She was concerned that the building might not have handicap access. She also commented on elevators, rental units, parking spaces, and requested to have the construction to begin after the new building code gets approved.

Alex Zhao, resident, asked whether the units will be rentals or condo and what process the units will follow. He also requested not to have restaurants. He is also concerned about the grease coming from restaurants, requested that this project be reviewed by the City Council since he did not receive notification about this project until recently.

Community Development Director Forbes stated that the City does not have control over whether new units will be rentals or condos. The City only reviews and approves the project that is submitted. The City requires that restaurants will install grease traps. The City did extensive outreach over the last two years for the Crossroads Specific Plan.

Community Development Director Forbes gave his final conclusion in regards to concerns that were brought by the audience for example, upper floor setbacks, elevators, and building regulations. He noted the building requirements are dictated by the Building Code and Zoning Code.

Community Development Director Forbes closed the public hearing. Community Development Director Forbes found that the project was exempt from CEQA, per Section 15183 of the CEQA Guidelines, and adopted the resolution for file PL 18-1556 at 5570 Rosemead Boulevard with the following modifications and added conditions:

Modified condition

- Condition 27 – shall be modified to include contact information for the contractor, including the name, phone number, and email address. The notice must be given to adjacent neighbors at least 48 hours prior to starting construction and pile driving.

New conditions

- The property owner may not use materials on the building that create a reflection or glare on adjacent properties;
- The property owner is required to construct an 8-foot tall wall along the side and rear property lines; and
- All restaurants at the project site must vent the kitchen exhaust system to the roof of the building and use air filters to minimize odors on adjacent properties. If restaurants cannot provide kitchen exhaust venting to the roof, they must provide vents along the front or side elevations on the front 50 percent of the lot, unless it is demonstrated that it is not feasible.

ADJOURNMENT:

The Director's Hearing was adjourned at 6:10 p.m.

Director

Planning Secretary