

**DIRECTORS HEARING
TEMPLE CITY, CALIFORNIA**

**REGULAR MEETING
SEPTEMBER 8, 2015 – 5:00 P.M.
CITY COUNCIL CONFERENCE ROOM
9701 LAS TUNAS DRIVE**

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 Planning Secretary. 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 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 Director cannot take action on any item not listed on the agenda; and
- **PUBLIC HEARING:** at the time for public hearings under PUBLIC HEARING.

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

1. **CALL TO ORDER** – Community Development Director Forbes
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.

Location: 9619 Longden Avenue

File Number: 15-202
Applicant: Hua Jin
Project Planner: Hesty Liu

Recommendation:

- 1) Open the Public Hearing item;
- 2) Accept any public testimony; and
- 3) Recommend that the Community Development Director approve the project.

4. PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

The Community Development Director will now hear public comments regarding items **not listed** on the agenda. The procedure to address the Community Development Director is highlighted on the first page of this agenda. This section is limited to 30 minutes total.

5. ADJOURNMENT

Notice: Staff reports or other written documentation relating to each item of business of this Agenda are available for viewing on the City's website at www.templecity.us and are on file in the Office of the Planning Division located at City Hall, 9701 Las Tunas Drive, Temple City, California, and available for review during regular office hours. Written documentation submitted to the Community Development Director after distribution of the agenda packet can be obtained at the Planning Division Office during regular office hours.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Secretary at (626) 285-2171. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the Civic Center bulletin board not less than 72 hours prior to the meeting.

Jennifer Venters, Planning Secretary
Signed and Posted: September 4, 2015 (12:00 p.m.)