



CITY OF TEMPLE CITY
**PLANNING COMMISSION AND
GENERAL PLAN ADVISORY COMMITTEE**
MINUTES

SPECIAL JOINT MEETING

Tuesday, August 30, 2016, 7:30 P.M.

OPENING MATTERS:

▪ **Introductions**

▪ **Roll Call**

PRESENT: Commissioners – Commissioner Cordes, O’Leary, Leung, Vice-Chair Marston,
Chairman Haddad

General Plan Advisory Committee (GPAC) Members – Acenas, Bustamante, DeMarco,
Guan, Huang, Kwan, Liou, Pedraza, Santucci, Vance

ABSENT: Commissioners – None

GPAC Members – Bustamante, DeMarco, Guan, Huang, Santucci

ALSO PRESENT: Planning Manager Reimers; PlaceWorks consultants Brant Birkland, Woodie
Tescher, and Cecelia Kim; and Planning Secretary Venters

▪ **Pledge of Allegiance**

ORAL COMMUNICATIONS / PUBLIC COMMENT: None

DISCUSSION ITEMS:

1. Update on the Mid-Century General Plan

Brant Birkland, Placeworks, briefed the Planning Commission and GPAC regarding the preparation of the General Plan. He stated that the final web based General Plan will include maps, development renderings, and pop ups.

2. Update on the Crossroad Specific Plan

Planning Manager Reimers spoke of the Crossroads Specific Plan including permitted uses, development standards and design guidelines, illustrative development, typologies, and conceptual roadway alignments.

Chairman Haddad asked Mr. Tescher why there is a specific plan.

Woody Tescher, PlaceWorks, stated that the intent of a specific plan is to provide a comprehensive set of policies, rules, regulations, and guidelines for a specific area or place.

3. Zoning Basics

Brant Birkland, PlaceWorks, explained that the purpose of zoning is to implement policies, standards, and regulations to either allow or not allow a land use in the General Plan.

4. Temple City Zoning Code Update

Brant Birkland, PlaceWorks, asked the Planning Commission and GPAC for their thoughts regarding the following: a successful zoning code update, consistent zoning issues, general versus detailed zoning standards, entitlement processes, and general administration and enforcement.

Commissioner Cordes stated that he would like to have a schedule for the General Plan.

Committee Chair Kwan asked that property rights, health and safety, and economic development policies be considered when writing the Zoning Code. She added that lack of parking and landscaping is a consistent issue.

Chairman Haddad stated that he would like to have water and sustainability addressed in the Zoning Code.

Commissioner Leung stated the he would like a vision to be implemented in the City's General Plan. He felt that residents typically are not aware of rules and regulation however, staff does well with educating the public. Lastly, he stated that he is in favor of a minor zone variance process that would be heard by the Community Development Director.

Committee Member Liou stated that mansionization and lack of green space is a common complaint from the public. She expressed a preference toward specific zoning standards around schools and in residential areas.

Vice-Chair Marston is in favor of subterranean parking and questioned if there is enough enforcement in the City.

Brant Birkland, PlaceWorks, concluded that he is going to continue to reach out to the community and residents that are involved in different organizations to be involved in the process of the General Plan, administrative zoning revisions, and the Crossroads Specific Plan.

5. Public Comment

Brian Lewin, public speaker, offered the following suggestions to the Planning Commission and GPAC: notification expansion for public hearing items depending on the size of the project, posting large development proposals earlier than required, a table of allowable uses in the zoning code, and to consider siting drive through uses at the rear of sites to allow for sufficient queuing.

6. Adjournment

The Planning Commission and GPAC Special Joint Meeting was adjourned at 9:37 p.m.



Planning Commission Chairman



GPAC Chairperson



Secretary