

**FUTURE DEVELOPMENT OF CITY PROPERTIES
STANDING COMMITTEE MEETING MINUTES
TEMPLE CITY, CALIFORNIA
MARCH 25, 2016**

1. CALL TO ORDER

Mayor Yu called the Future Development of City Properties Standing Committee meeting to order at 11:04 a.m.

2. ROLL CALL

PRESENT: Councilmember – Yu and Man
ABSENT: Councilmember – None
ALSO PRESENT: City Manager Cook and Assistant to the City Manager Haworth

3. PUBLIC COMMENTS – None

4. CONSENT CALENDAR

A. APPROVAL OF MINUTES

The Committee is requested to review and approve minutes of its November 6, 2015 meeting.

Action: Received and filed.

5. NEW BUSINESS

A. PUBLIC PARKING CONCEPTS: 5800 TEMPLE CITY BLVD.

City Manager Cook and Assistant to the City Manager Haworth gave a brief overview regarding the 5800 Temple City Boulevard Project.

Paul Nota of Lost West Landscape Architects presented design iterations and a final preliminary concept for a new public parking lot at 5800 Temple City Boulevard. The Committee was in favor of the architecturally-inspired City Hall design, and requested the following modifications for subsequent review:

- The incorporation of public seating nodes;
- Suggested locations and context for the inclusion of future public art; and
- Alternate vehicle access via Temple City Boulevard.

Additionally, the Committee directed staff to:

- Explore the feasibility of project funding via a water conservation demonstration garden grant;
- Determine if the County of Los Angeles can fund connection of on-site stormwater filtration to its storm drain system;
- Provide a professional opinion on safety risks associated with locating on-site driveway access from Temple City Boulevard; and
- Modify preliminary project costs to include administrative fees, other professional services and contingencies.

B. PUBLIC PARKING CONCEPTS: 5900 BLOCK OF PRIMROSE AVE.

City Manager Cook and Assistant to the City Manager Haworth gave a brief overview on 5900 Block of Primrose Avenue.

Ali Cayir of Transtech Engineers and David Goodale of Goodale Gonzalez Architects discussed recommendations for new parking opportunities in the 5900 block of Primrose Ave. Mr. Cayir presented engineering concepts that incorporated the City's existing parking standards; Mr. Goodale presented urban design principles that provided for new parking and catalytic downtown revitalization.

As part of any future analyses, the Committee requested that parking stall widths be 8.5' wide, consistent with existing City standards. Furthermore, staff was directed to:

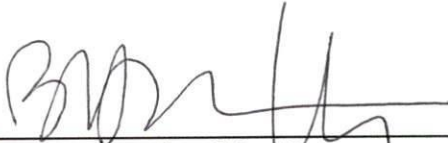
- Provide future recommendations on how to package a public-private partnership, assuming implementation of Mr. Goodale's concept of a commercial paseo, new standalone restaurants and an adjacent parking structure. The recommendations should include preliminary construction costs and potential funding sources;
- Begin discussions with Bank of America for the purchase or long-term leasing of its parking lot;
- Develop a proposal that updates the Downtown Parking Study to inform on the need for added parking opportunities, currently and as conceptually proposed for development, in and around the 5900 block of Primrose Ave;
- Bring a subsequent discussion on financing options for new parking opportunities including, but not limited to, parking district formation and in-lieu fees; and
- Consider an update to the Downtown Specific Plan to revise planning and design standards that complement future parking strategies and proposed catalytic developments.

6. UNFINISHED BUSINESS – None

7. ADJOURNMENT

The Future Development of City Properties Standing Committee Meeting was adjourned at 1:48 p.m.

ATTEST:



Assistant to the City Manager