

**General Plan Advisory Committee
Temple City, California**

**Meeting Minutes
October 19, 2015**

1. CALL TO ORDER

The General Plan Advisory Committee (GPAC) meeting was called to order at 7:05 p.m.

2. ROLL CALL

PRESENT: Members – Bustamante, DeMarco, Guan, Huang, Kwan, Liou, Santucci, Vance
ABSENT: Members – Acenas
EXCUSED: Members – Pedraza
ALSO PRESENT: Planning Manager Scott Reimers and PlaceWorks consultants Woodie Tescher and Brant Birkeland

3. PUBLIC COMMENTS ON ITEMS LISTED AND NOT LISTED ON THE AGENDA

Mr. Matthew Venturo expressed concern regarding the demolition and replacement of single family houses. His concerns touched on the issues of historic preservation, design, appropriate architectural styles, and sustainability.

4. APPROVAL OF MINUTES

Mr. DeMarco made a motion to approve the minutes for August 31, 2015, seconded by Mr. Santucci, and unanimously carried.

5. PRINCIPLES FOR SUCCESSFUL MIXED-USE PROJECTS

Mr. Tescher provided an overview of characteristics of successful mixed-use development. The presentation was divided into two sections. The first section focused on large project sites and included lessons learned from the following locations: Calabasas Commons, Metlox in Manhattan Beach, The Village in Woodland Hills, San Diego's Uptown District, and San Jose's Santana Row. The second section focused on infill projects along a corridor and included the following locations: Del Mar, Sacramento, Otay Ranch, Mountain View, and San Diego's Little Italy.

6. REVIEW OF DRAFT LAND USE CONCEPT

Mr. Tescher provided an overview of the proposed Specific Plan draft land use concept for the Committee's review, discussion, and comment. The Committee was generally supportive with the proposed direction. One common concern was the feasibility of developing the site as a whole.

7. ADJOURNMENT

The meeting was adjourned at 8:27 p.m. to a date to be determined.



Betty Kwan, Chairperson

ATTEST:



Scott Reimers, Planning Manager