PLANNING COMMISSION
TEMPLE CITY, CALIFORNIA

REGULAR MEETING
OCTOBER 28, 2014 – 7:30 P.M.
COUNCIL CHAMBERS – 5938 KAUFFMAN AVENUE

PROCEDURE TO ADDRESS PLANNING COMMISSION: If you wish to address the Planning Commission, 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 Commission. You have the opportunity to address the Planning Commission at the following times:

- **AGENDA ITEM:** at the time the Commission considers the agenda item;
- **NON-AGENDA ITEM:** at the time for PUBLIC COMMENTS. Please note that while the Planning Commission values your comments, pursuant to the Brown Act, the Commission cannot take action on any item not listed on the agenda; and
- **PUBLIC HEARING:** at the time for public hearings under NEW BUSINESS.

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

1. **CALL TO ORDER** – Chairman Leung

2. **ROLL CALL** – Commissioner Cordes, Horton, O'Leary, Curran, Leung

3. **PLEDGE OF ALLEGIANCE**

4. **PRESENTATIONS**

5. **PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA**

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

6. **CONSENT CALENDAR**

   All Consent Calendar items may be approved in a single motion as recommended unless removed for further discussion. If members of the Planning Commission or persons in the audience wish to discuss any matters listed on the Consent

Calendar, please address them at this time.

Recommendation: Approve Item A per recommendations.

A. APPROVAL OF MINUTES

The Planning Commission is requested to review and approve:

1) Minutes of the Planning Commission Meeting of September 23, 2014.

7. PUBLIC HEARING

A. This item was continued from September 23, 2014. A Conditional Use Permit to allow the establishment of a full service restaurant with beer and wine in the Temple City Marketplace Shopping Center.

The business proposes to occupy eight units in the westerly building of Temple City Marketplace shopping center. The shopping center was developed in 1991, consisting of eight commercial buildings and 422 parking spaces with a total floor area of approximately 105,000 square feet. The shopping center is zoned C-2 and C-3, and is designated as Commercial by the General Plan.

Location: 5733 Rosemead Boulevard

File Number: 140000221

Applicant: Gui Hua Liang

Project Planner: Hesty Liu

Recommendation:

1) Open the Public Hearing item;

2) Accept any public testimony; and

3) Recommend that the Planning Commission approve the project.

B. A Site Plan Review and Zone Variance to build a detached third unit non-complying with minimum density, side yard setbacks, and parking standards in an R-3 zone.

The subject site is located in the R-3 zone, between Woodruff Avenue and Las Tunas Drive. The site has a land area of 8,750 square feet and is improved with an attached duplex and a detached two-car garage.

Location: 5948 – 5950 Camellia Avenue

File Number: 130000053

Applicant: Grace Chen

Project Planner: Peter Sun

Recommendation:

1) Open the Public Hearing item;

2) Accept any public testimony; and

3) Recommend that the Planning Commission approve the project.

C. A Site Plan Review and Tentative Parcel Map for a residential condominium subdivision consisting of four detached dwelling units.

The site has a total land area of approximately 15,790 square feet, zoned R-2, and is designated Medium Density Residential by the General Plan. The site is currently developed with a single family residence. The property is designated for multiple family developments and the maximum allowed density is 12 units per acre.

Location: 5218 Farago Avenue

File Number: 130000051, Tentative Parcel Map 72749

Applicant: Andrew Chang

Project Planner: Hesty Liu

Recommendation:

1) Open the Public Hearing item;

2) Accept any public testimony; and

3) Recommend that the Planning Commission approve the project.

D. A Tentative Parcel Map for a flag lot subdivision that will result in subdividing an existing 21,288 square foot lot into two separate single family properties.

The property is located on the north side of the street, between Halifax Road and Pal Mal Avenue. The site is currently improved with three single family residences that will be demolished to accommodate the subdivision. The subdivision will result in a regular lot with 8,695 square feet of lot area and a flag lot with 12,593 square feet (9,600 square feet net).

Location: 10525 Freer Street

File Number: 130000058, Tentative Parcel Map 72861

Applicant: Dexter Freer, LLC

Project Planner: Hesty Liu

Recommendation:

1) Open the Public Hearing item;

2) Accept any public testimony; and

3) Recommend that the Planning Commission approve the project.

8. UNFINISHED BUSINESS – None

9. NEW BUSINESS – None

10. COMMUNICATIONS – None

11. UPDATE FROM COMMUNITY DEVELOPMENT DIRECTOR

12. COMMISSION ITEMS SEPARATE FROM THE COMMUNITY DEVELOPMENT DIRECTORS REGULAR AGENDA

A. COMMISSIONER CORDES

B. COMMISSIONER HORTON

C. COMMISSIONER O'LEARY

D. VICE-CHAIRMAN CURRAN

E. CHAIRMAN LEUNG

13. ADDITIONAL PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA

The Planning Commission will now hear additional public comments regarding items **not listed** on the agenda. The procedure to address the Planning Commission is highlighted on the first page of this agenda.

14. ADJOURNMENT

NEXT REGULAR MEETING OF:

CITY COUNCIL	7:30 P.M.	NOVEMBER 4, 2014
PLANNING COMMISSION (SPECIAL)	7:30 P.M.	NOVEMBER 13, 2014
PARKS & RECREATION COMMISSION	7:30 P.M.	NOVEMBER 19, 2014
TRANSPORTATION & PUBLIC SAFETY COMMISSION	7:30 P.M.	NOVEMBER 12, 2014
PUBLIC ARTS COMMISSION	7:00 P.M.	NOVEMBER 5, 2014

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 Planning Commission 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, Community Development Secretary
Signed and Posted: October 24, 2014 (12:00 p.m.)